

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR OFFICE SUITE



**UNIT 6B, ST MICHAEL'S COURT, WARSTONE
PARADE EAST, BIRMINGHAM, B18 6NR**

398 SQ FT (37 SQ M)

- MAIN ROAD FRONTAGE
- CHARACTER BUILDING
- SELF-CONTAINED
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Warstone Parade East off Warstone Lane, in the heart of the Jewellery Quarter. St Paul's Square is a short walk away from the property and Birmingham City Centre is approximately ½ mile away. The Jewellery Quarter has regular transport within close proximity.

DESCRIPTION

The property is a building of brick-built construction and comprises of high quality office accommodation. The unit benefits from suspended ceilings, CAT II lighting, intercom entry system, inset light points, plaster and painted walls, laminate flooring, kitchenette and WC facilities.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	398	37
Total	398	37

PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

We are advised all main services are connected to include mains gas, water and electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The property is available on a leasehold basis at a quoting rent of £10,000 per annum exclusive, subject to contract. Terms to be agreed.

SERVICE CHARGE

The annual service charge for the property is payable in addition to the quoting rent.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £3,750. Rates payable will be in the region of £1,871.25 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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