

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**GROUND FLOOR & BASEMENT  
OFFICE BUILDING**



**41 VITTORIA STREET, JEWELLERY QUARTER,  
BIRMINGHAM, B1 3ND  
864 SQ FT (80.2 SQ M)**

- PROMINENT LOCATION
- SELF CONTAINED
- CAR PARKING
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The offices are located on Vittoria St, in the vibrant Jewellery Quarter area of Birmingham with easy access to the City Centre. St Paul's Square is situated within walking distance and consists of a mix of bars, restaurants and residential uses. The area has numerous public transport links including the Birmingham Metro Tram link providing access to Wolverhampton and Birmingham Snow Hill train station which provides regular services to London Marylebone and other local train stations. The Jewellery Quarter comprises a mix of office, retail, leisure and residential development with Tesco, Subway, Greggs, Barclays Bank and numerous bars and restaurants within a short walk of the subject property. Junction 6 of the M6 motorway is a short distance north-east and Junction 1 of the M5 to the north-west.

## DESCRIPTION

The premises comprise of a two storey building of brick built construction surmounted by a pitched tiled roof. The property has been converted to provide two ground floor self contained office suites and two self contained live work units on the first floor accessed via a staircase in the rear courtyard. The office accommodation is fully carpeted and benefits from fluorescent strip lighting, air conditioning, intercom entry system, a kitchen area and WC accommodation. Parking is also available at the front of the property.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	702	65.2
Basement	162	15
<b>Total</b>	<b>864</b>	<b>80.2</b>

## 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 £13,500 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 £8,700. Rates payable will be in the region of £4,344.30 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 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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