

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

TWO STOREY OFFICES WITH ON-SITE CAR PARKING



**CONNECT HOUSE, SMALL HEATH, BUSINESS PARK,
TALBOT WAY, BIRMINGHAM, B10 0HJ**
42,638 SQ FT (2.80 ACRES)

- MODERN OFFICES
- FORMER CALL CENTRE
- OUTSIDE CLEAN AIR ZONE
- 200 CAR PARKING SPACES

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated in an established location on Talbot Way in Small Heath. The A45 leads directly to Birmingham Airport and Junction 6 of the M42, approximately 7 miles to the east, and connects with the City Centre ring road circa 2 miles to the west. Birmingham International Railway Station and Airport are located approximately 10 miles to the east of the city, providing regular direct transport links to London as well as other cities and international locations.

DESCRIPTION

The building is of steel frame construction with a mix of brick and corrugated metal sheet elevations, double glazed aluminium framed windows and a corrugated pitched roof. Internally, the property is split into 2 wings, accessible via a main reception. The property provides predominantly open-plan office accommodation, offering the potential for single-occupancy or sub-division. Specification generally comprises carpeted floors, with raised access to parts, a suspended ceiling with CAT 2 lights, partial perimeter trunking, air conditioning units and central heating with wall-mounted panel radiators. Each floor benefits from independent welfare facilities. There is a passenger lift and 3 principal staircases between the floors, aiding sub-division potential.

Externally, the large car park is of tarmacadam and concrete construction, with 200 spaces.

ACCOMMODATION

AREA	SQ FT	SQ M
GF Offices	20,976	1,948.7
FF Offices	21,662	2,012.47
TOTAL	42,638	3,961.17

PLANNING

It is understood that the property has consent for Use Class E under amended Use Class Order 2020.

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 £341,104 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £475,000. Rates payable will be in the region of £243,200 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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