



SERVICED OFFICE SUITES WITH ON SITE CAR PARKING



QUADRANT COURT, 49 CALTHORPE ROAD, BIRMINGHAM, B15 1TH

355 - 2,450 SQ FT (49.2 - 394 SQ M)

- 12 MONTH CONTRACT
- **INCLUSIVE RENTS**
- ESTABLISHED LOCATION
- 24 HOUR ACCESS

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6 Warstone Mews Warstone Lane Jewellery Quarter Birmingham B18 6JB

LOCATION

The property is situated in a prominent location on Calthorpe Road (B4127) in one of Edgbaston's prime office areas. It is close to Five Ways Island which links to Birmingham City Centre, the inner ring road and the M5/M6 motorway. Five Ways railway station is approximately 15 minutes' walk giving direct access to Birmingham New Street. This property is located outside of the Birmingham Clean Air Zone.

DESCRIPTION

The property comprises of a three-storey detached office building of brickbuilt construction, surmounted by a pitched tiled roof. Internally, the property benefits from solid floor with carpet covering, plastered and painted walls, suspended ceiling with CAT 2 lighting, gas central heating, double glazed windows, kitchen and WC facilities. There is lift access to all floors. The office suites have been refurbished to a high standard which provide the following:

- Electricity and Heating
- 24-hour access, 7 days a week
- Office cleaning
- Quality toilet facilities are available on all floors
- Lift access
- Kitchen Areas
- Stylish managed reception
- On site security with monitored CCTV
- Refuse collection
- Buildings maintenance
- Daily Cleaning of offices and common areas
- Landscaping and internal plants
- Free WiFi

ACCOMMODATION

Please see the accommodation schedule below.

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

All rents are detailed in the accommodation schedule below and are subject to contract.

BUSINESS RATES

Each office is individually assessed for business rates. Small business rate relief may apply.

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

Arjamand Farooqui BSc (Hons) Tel: 0121 285 3535 Mob: 07929 410 481 Email: <u>af@masonyoung.co.uk</u>









Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) these particulars are for guidance only and do not constitute any part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and accupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) makes otherwise stated all prices and rentals guoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (X) Mason Young Property Consultants is the trading name of Mason Young Ltd.

AVAILABILITY SCHEDULE

| LOCATION | SQ FT | SQ M | RENT PCM* | ANNUAL RENT* | DESCRIPTION | NUMBER OF DESKS |
|-------------------------------------|-------|------|-----------|--------------|-------------|--------------------|
| Ground Floor - Unit 12 | 355 | 33 | £1,180 | £14,160 | OFFICE | 8 |
| 1⁵ Floor - Unit 105/106 | 975 | 90.5 | £3,250 | £39,000 | OFFICE | 10-12 |
| 2 nd Floor - Unit 204 | 673 | 62.5 | £2,245 | £26,940 | OFFICE | 14 |
| 2 nd Floor - Unit 208 | 283 | 26 | £940 | £11,280 | OFFICE | 5-6 |
| 3 rd Floor - Unit 301 | 2,450 | 228 | £5,500 | £66,000 | OFFICE | 40 |
| 3 rd Floor - Unit 302 | 2,450 | 228 | £5,500 | £66,000 | OFFICE | 40 |

***PRICES ARE SUBJECT TO VAT**