

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

**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 brick-built 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

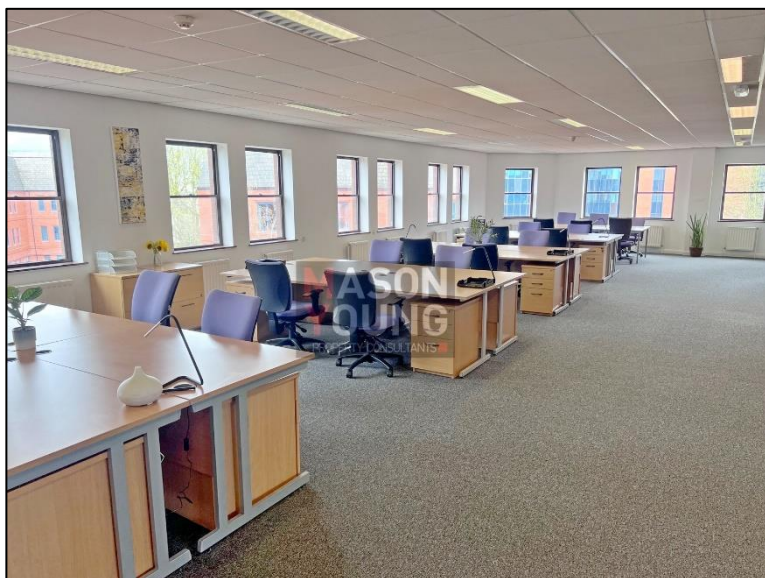
Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

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

CONTACT DETAILS

Arjamand Farooqui BSc (Hons)
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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
1 st 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**