

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

SERVICED OFFICE SUITES WITH  
ON SITE CAR PARKING



**169 NEWHALL STREET, JEWELLERY QUARTER,  
BIRMINGHAM, B3 1SW**  
**883 - 1,994 SQ FT (228 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 offices are located in a prominent position fronting Newhall Street and are centrally located between Birmingham City Centre and St. Paul's Square, with both locations within a few minutes' walk. The building is ideally located within an excellent transport network being within 2 miles of Junction 6 of the M6 motorway, which leads directly into the M42 and M5 motorways providing access countrywide.

## DESCRIPTION

The property comprises of a modern four-storey office building of brick-built construction. The building is arranged over four floors and offers a variety of open plan and partitioned office suites benefitting from carpets, suspended ceilings incorporating LED lights, intercom entry system, alarm, gas central heating, shared kitchen facilities and WC accommodation. To the rear of the property, there is a secure courtyard area, which is accessed via a metal gate and is used for car parking.

## ACCOMMODATION

AREA	SQ FT	SQ M
Second Floor Office Suite	1,111	103
Third Floor Office Suite	883	82
<b>TOTAL</b>	<b>1,994</b>	<b>228</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 suites are available individually on a leasehold basis at a quoting rent of £20,000 per annum exclusive, subject to contract. Alternatively, both suites can be taken at a quoting rent of £30,000 per annum exclusive. Terms to be agreed.

## BUSINESS RATES

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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