

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**TWO STOREY OFFICE WITH
ON SITE CAR PARKING**



**6 VINE TERRACE, HIGH STREET,
HARBORNE, BIRMINGHAM, B17 9PU
968 SQ FT (90 SQ M)**

- POPULAR LOCATION
- SELF-CONTAINED BUILDING
- ON SITE CAR PARKING SPACE
- MODERN OFFICE ACCOMMODATION

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

Located within a modern courtyard, with access directly off Harborne High Street. The High Street includes many independent and national retailers and includes Waitrose, Cafe Nero and Sabai Sabai. The property is approximately 1 mile from the Queen Elizabeth Hospital and 1.2 miles from the University of Birmingham. Harborne is an affluent suburb to the south west of Birmingham, approximately 4.3 miles from the city centre.

DESCRIPTION

The property comprises a two-storey office constructed with brick elevations and surmounted by a pitched slate roof. The property comprises open plan offices, meeting room, kitchenette and male and female WC facilities. Internally the property benefits from double glazed uPVC windows, recessed CAT 2 lighting, suspended ceilings, gas fired central heating and air conditioning. The office has two allocated parking spaces.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	532	49.5
First Floor	436	40.5
Total	968	90

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 three phase 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 at a rent of £18,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £10,000. Rates payable will be in the region of £4,990.00 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 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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