

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**SELF-CONTAINED OFFICE SUITES**



**GEORGE NOTT HOUSE, 119 HOLLOWAY HEAD,  
BIRMINGHAM, B1 1QP**

**2,448 – 4,595 SQ FT (227 - 427 SQ M)**

- PROMINENT LOCATION
- INSIDE THE CLEAN AIR ZONE
- SELF-CONTAINED
- FLEXIBLE TERMS

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**6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB**

## LOCATION

George Nott House is situated on Holloway Head (B4127) approximately 400 yards from Bristol Street Moreover, Suffolk Street Queensway (A38) less than ½ mile from Birmingham City Centre. The premises are within easy reach of the inner ring road, which provides access to the National Motorway Network via the A38 (M) Aston Expressway. The premises are located close to the newly developed Bull Ring Shopping Centre. New Street and Moor Street railway stations are located within a few minutes' walk.

## DESCRIPTION

The five-storey building includes both cellular and open plan office suites with lift access to all floors. The building has been refurbished internally in part. The available suites can be refurbished to suit occupier's requirements. The suites benefit from - 24-hour access, central heating, pedestrian lift access to all floors and toilet facilities. Secure car parking is available on a separate licence agreement.

## ACCOMMODATION

AREA	SQ FT	SQ M	RENT (PAX)
Part 1 <sup>st</sup> Floor	2,448	227	£24,480
Engine Room	4,595	427	£45,950
<b>TOTAL</b>	<b>7,043</b>	<b>654</b>	<b>£70,430</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 property is available on a leasehold basis at a quoting rent of £10.00 per sq ft, per annum exclusive, subject to contract. Terms to be agreed.

## SERVICE CHARGE

We understand that a service charge is to be levied to cover the cost of services provided by the landlord.

## 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 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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