

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**LOWER GROUND FLOOR
RETAIL/OFFICE PREMISES**



**GEORGE NOTT HOUSE, 119 HOLLOWAY HEAD,
BIRMINGHAM, B1 1QP
3,010 SQ FT (280 SQ M)**

- PROMINENT LOCATION
- INSIDE THE CLEAN AIR ZONE
- SELF-CONTAINED
- VARIETY OF USES (STP)

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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 lower ground floor office/retail premises has a separate access to the front. Internally, the property benefits from a solid floor with carpet covering, plastered and painted walls, LED lights and WC facilities. The suites benefit from - 24-hour access, central heating, pedestrian lift access to all floors and toilet facilities. No onsite car parking is provided although on road car parking and an all-day car park are located nearby.

ACCOMMODATION

AREA	SQ FT	SQ M
Lower Ground Floor	3,010	280
TOTAL	3,010	280

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 £35,000 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.

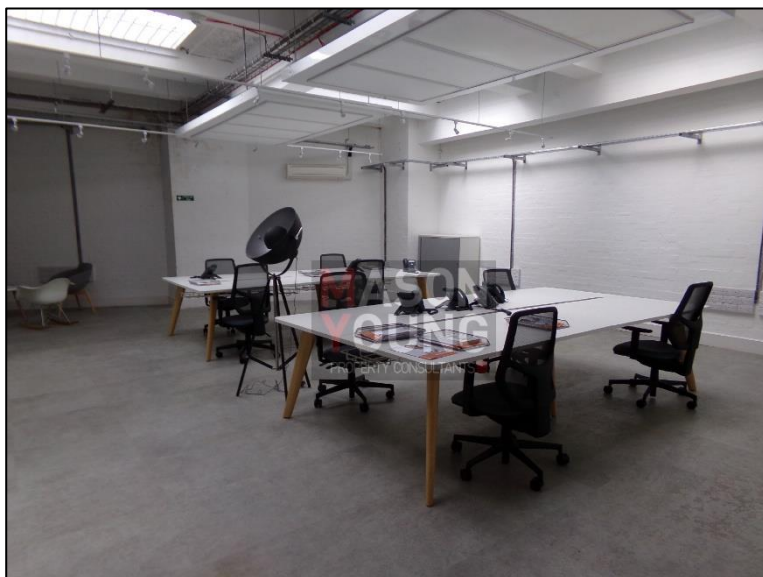
CONTACT DETAILS

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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 occupation 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) unless otherwise stated all prices and rentals quoted 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. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.