

**TWO STOREY MODERN OFFICE
PREMISES WITH CAR PARKING**



**94 MOSELEY STREET, DERITEND,
BIRMINGHAM, B12 0RT
3,248 SQ FT (301 SQ M)**

- INSIDE THE CLEAN AIR ZONE
- 4 CAR PARKING SPACES
- FLEXIBLE TERMS
- VARIETY OF USES (STP)

T: 0121 285 3535
F: 0121 285 3536
W: masonyoung.co.uk
E: info@masonyoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Moseley Street which is situated in Digbeth, just to the south of the city centre, in a well-established mixed-use area which benefits from easy access to A41 and A45, as well as proximity to Moor Street Rail Station providing regular links to Birmingham City Centre and other surrounding areas. Birmingham City Centre is located 0.3 miles north away from the subject premises.

DESCRIPTION

The property comprises of a two-storey building of brick-built construction surmounted by a pitched roof incorporating translucent panels. The property has been converted to provide office accommodation over two floors and benefits from a mixture of concrete & laminate flooring, plaster & painted walls, fluorescent strip & LED lights, electric points, gas central heating, three phase electricity, wall mounted radiators, kitchenette and W/C. Externally the property benefits from a manual metal shutter and four car parking spaces to the front.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,662	154
First Floor	1,586	147
TOTAL	3,248	301

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 on a leasehold basis at a quoting rent of £25,000 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 £10,500. Rates payable will be in the region of £5,239.50 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

BUILDING INSURANCE

The annual building insurance for the property is payable in addition to the quoting rent.

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

Arjamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonyoung.co.uk



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PROPERTY CONSULTANTS

0121 285 3535
www.masonyoung.co.uk

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