

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

SELF CONTAINED OFFICE SUITES



**1-5 WARSTONE LANE, JEWELLERY QUARTER,
BIRMINGHAM, B18 6JE**

122 - 1,392 SQ FT (11-129 SQ M)

- FLEXIBLE TERMS
- PROMINENT LOCATION
- GRADE LISTED BUILDING
- VARIETY OF USES (STP)

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Warstone Lane, close to the junction with Hall Street and Caroline St, in the heart of the famous Jewellery Quarter and a short distance from St. Pauls Square. Local amenities are within walking distance including high street banks, post office, Tesco Express and Subway. There are excellent transport links all located within walking distance.

DESCRIPTION

The property is an end terraced three storey Grade II listed building of brick built construction surmounted by a pitched tiled roof. Internally the property consists of a variety of workshop/ office suites arranged over three floors. The office suites are mainly open plan in configuration and benefit from power points, telephone points, ceiling lights, intercom entry system, a kitchen and WC accommodation.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT (PAX)
Unit 3	416	39	£6,000
Unit 6	122	11	£3,600
Second Floor	854	79	£10,800
TOTAL	1,392	129	

PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

We are advised services are connected to include mains 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

Please refer to the accommodation table above.

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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