

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

MODERN OFFICE SUITES

**PITSFORD HOUSE, 19-23 PITSFORD
STREET, BIRMINGHAM, B18 6LJ**



2,881 SQ FT (267.6 SQ M)

- PROMINENT LOCATION
- RECENTLY REFURBISHED
- MODERN OFFICE SUITES
- FLEXIBLE TERMS

■
MY BUSINESS SPACE
MY MANAGEMENT
MY LEASE CONSULTANCY
MY DEVELOPMENT
MY INVESTMENT
MY AUCTIONS

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Location

The premises are situated on Pitsford Street which is accessed off Vyse Street, being one of the main streets running through the Jewellery Quarter. It is also close to the main A41 Great Hampton Street which links to Birmingham City Centre, the inner ring road and the M5/M6 motorway. Jewellery Quarter railway station is approximately 5 minutes' walk giving direct access to Birmingham Snow Hill & New Street.

Description

The premises comprise of an end-terraced two storey building of brick built construction surmounted by a pitched tiled roof. The property comprises of office accommodation on the first & second floors. There is a yard at the rear which is accessed via an electric metal roller shutter door to the side. Internally the accommodation benefits from wooden laminated floors, plaster & painted walls, light points, gas fired central heating, a kitchenette and WC facilities.

Accommodation

AREA	SQ FT	SQ M
FIRST FLOOR - FRONT	2,037	189.2
SECOND FLOOR - FRONT	844	78.4
TOTAL	2,881	267.6

Energy Performance Certificates

Details available upon request.

Services

We are advised that electricity and water services are connected.

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.

Service Charge

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

Tenure/Rent

The suites are available on flexible terms on an FRI basis, subject to contract. The quoting rent is based upon £20,000 per annum exclusive. Terms to be agreed.

Business Rates

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

VAT

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 the sole letting agents, Mason Young Property Consultants.

Contact Details

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