

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

SELF CONTAINED MODERN OFFICE SUITES

**34 CLIVELAND STREET, HOCKLEY,
BIRMINGHAM, B19 9SH**



69 – 2,447 SQ FT (6.4 – 227.4 SQ M)

- 24 HOUR ACCESS
- SELF CONTAINED
- INCLUSIVE RENTS
- FLEXIBLE TERMS

■
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Location

The property is located approximately 0.5 miles to the north-west of Birmingham City Centre, adjacent to the inner ring road. Cliveland Street leads to the A34 Newtown Row, which provides direct access to the Aston Expressway, which in turn gives access to Junction 6 of the M6.

Description

The property comprises a self-contained two storey of brick built construction surmounted by a pitched tiled roof. Internally the property consists of various suites on the ground and first floors which are self-contained with shared kitchen and toilet facilities on the first floor. The building benefits from carpets, suspended ceilings incorporating CAT 2 lighting, gas central heating, air conditioning, separate WC facilities and a kitchen area.

Accommodation

34 CLIVELAND STREET	SQ FT	SQ M	RENT PCM
SUITE A	928	86.2	£1,200
SUITE B	238	22.1	£300
SUITE C	128	11.9	£200
SUITE D	491	45.6	£600
SUITE E	238	22.1	£300
SUITE F	69	6.4	£150
SUITE G	355	33.0	£450
TOTAL	2,447	227.4	

Services

We are advised all main services are connected.

Tenure

The property is available on flexible terms on an IRI basis, subject to contract.

Rent

The rent is based on an inclusive basis to include rent, service charge, gas and electricity bills. Tenants are responsible for telephone bills, rates and installations. Further details of rents are indicated above.

Business Rates

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

Legal Costs

Each party to be responsible for their own legal costs incurred during this transaction.

VAT

We understand that the property is not elected for VAT.

Viewing

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

Contact Details

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