

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

SELF-CONTAINED MODERN OFFICE

SUITE 10, CAROLINE POINT, 62 CAROLINE ST,
JEWELLERY QUARTER, BIRMINGHAM, B3 1UF



1,031 SQ FT (95.9 SQ M)

- SELF-CONTAINED
- LIFT ACCESS
- PROMINENT LOCATION
- SECURE CAR PARKING

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

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Please call for more information t: 0121 285 3535 m: 07929 410 481

Location

The property is located on Caroline Street in the heart of the Jewellery Quarter close to St Paul's Square, Birmingham.

Birmingham City Centre is approximately 2 miles to the east with the A38 1 mile distant, providing access to the Inner City ring road and the National Motorway Network at Junction 6 of the M6 Motorway.

The area is well served by public transport with excellent transport links all located within walking distance. The bus routes run along Vittoria Street and St Paul's train station provides regional train and local Metro Services.

Description

The property is a four storey building of brick built construction surmounted by a pitched slate roof.

The offices are open plan with a glass partitioned meeting room and are located on the second floor. The suite benefits from carpets, suspended ceiling incorporating CAT II lighting, central heating, network points, CAT 5 cabling, intercom entry system, perimeter trunking, a kitchen area and separate male/ female WC accommodation. There is lift access to all the floors and one designated car parking space which is accessed via Regent Street.

Accommodation

AREA	SQ FT	SQ M
Suite 10	1,031	95.9
TOTAL	1,031	95.9

Energy Performance Certificates

Details available upon request.

Service Charge

We understand that a service charge is to be levied to cover the maintenance of the passenger lift and the communal areas. The annual service charge cost is approximately £2,258.00 plus VAT.

Tenure/Rent

The property is available on flexible lease terms on an FRI basis, subject to contract. The quoting rent is based upon £14,500 per annum exclusive. Terms to be agreed.

Business Rates

The property is currently listed within the 2017 rating listing as having a rateable value of £9,000. Rates payable will be in the region of £4,437 per annum.

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 elected for VAT.

Viewing

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

Contact Details

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