

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

HIGH QUALITY OFFICE SPACE

**FLAGHOUSE, 16 GRAHAM STREET,
BIRMINGHAM, B1 3JR**



1,700 SQ FT (157.9 SQ M)

- PROMINENT LOCATION
- MODERN SPACE
- OPEN PLAN
- 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 the corner of Graham St and Vittoria St in the popular area Jewellery Quarter district of Birmingham. It is situated only a short walk from all major public transport links and local amenities including high street banks, post office and Tesco Express store.

Both Great Hampton Street A41 and Icknield Street A4540 are close at hand, and provide access to all areas of Birmingham and the Midlands motorway network. Birmingham City Centre and all its amenities are easily accessible, approximately 15 minutes walk away.

Description

The property is a single storey Grade II listed office building of brick built construction. The office accommodation is of open plan configuration split over two floors to include a reception area, meeting room and breakout space. Internally, the offices benefit from inset ceiling lights, air conditioning, perimeter trunking, intercom entry system, a kitchen and separate WC facilities. There are two secure car parking spaces available within the internal courtyard.

Accommodation

Flaghouse	SQ FT	SQ M
Ground Floor	1,700	157.9
TOTAL	1,700	157.9

Energy Performance Certificate

Details available upon request.

Services

We are advised all main services are connected.

Service Charge

We understand that a service charge is to be levied to cover the communal areas.

Tenure

The property is available as a whole on a FRI basis subject to contract. Terms to be agreed.

Rent

The rent is based on £25,000 per annum exclusive.

Business Rates

The property is currently listed within the 2017 rating listing as having a rateable value of £17,500. Rates payable will be in the region of £8,382.50 per annum.

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

Legal Costs

Each party to pay their own legal costs incurred in this transaction.

Viewing

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

Contact Details

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