

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# TO LET

GROUND FLOOR OFFICE SUITE

**40 HYLTON STREET, JEWELLERY  
QUARTER, BIRMINGHAM, B18 6HN**



**784 SQ FT (72.8 SQ M)**

- ROAD FRONTAGE
- SELF CONTAINED
- CHARACTER BUILDING
- FLEXIBLE TERMS

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

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

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

#### Location

The property is located on Hylton St, within walking distance to the Jewellery Quarter railway station. The A41 Great Hampton St is 5 minutes away from the subject premises which leads to Birmingham City Centre and Junction 1 of the M5 motorway.

#### Description

The property comprises part of a three storey mid-terraced building of brick built construction surmounted by a pitched slate roof. The self-contained office accommodation is located on the ground floor with access direct from the main road and benefits from laminated flooring, suspended ceiling, gas-fired central heating, phone points, intercom entry system, alarm, WC facilities and a kitchenette.

#### Accommodation

AREA	SQ FT	SQ M
GROUND FLOOR	784	72.8
<b>TOTAL</b>	<b>784</b>	<b>72.8</b>

#### Services

We are advised all main 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.

#### Planning

We have been informed by the landlord that planning permission has been granted for B1 use.

Please refer any queries to Birmingham City Council Planning Department on 0121 303 1115.

#### Energy Performance Certificates

Details available upon request.

#### Tenure

The property is available at a rent of £8,500 per annum on a FRI basis, subject to contract. Terms to be agreed.

#### 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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