

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

FIRST & SECOND FLOOR OFFICE SUITES

60-72 NEWTOWN ROW, NEWTOWN,
BIRMINGHAM, B6 4HP



6,460 SQ FT (600.1 SQ M)

- ROAD FRONTAGE
- SELF-CONTAINED
- FULLY REFURBISHED
- FLEXIBLE TERMS

■
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 situated in a prominent location on the corner of Newtown Row (A34) and Lower Tower Street. Birmingham City Centre is located approximately 1 mile south of the subject premises as is the A34 & A38(M) which leads direct to the M6 and wider motorway network.

Description

The premises comprise a three storey building of brick built construction. The self-contained first and second floor office premises are accessed from Lower Tower Street via an electric roller shutter door leading into a communal reception area. Internally, the office accommodation is of open plan in configuration and benefits from carpets, suspended ceilings incorporating Category 2 lighting, double glazed windows, plaster and painted walls, gas fired central heating, carpets and separate kitchen. There is also separate male & female WC accommodation contained within the common areas. Externally, there are 8 car parking spaces within the car park at the rear.

Accommodation

AREA	SQ FT	SQ M
Office 1	2,035	189.1
Office 2	2,720	252.7
Office 3	1,705	158.3
TOTAL	6,460	600.1

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.

Services

We are advised all main services are connected.

Energy Performance Certificates

Details available upon request.

Tenure

The property is available at a rent of £30,000 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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