

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

FIRST & SECOND FLOOR OFFICES

**90 NEW TOWN ROW, ASTON,
BIRMINGHAM, B6 4HZ**



2,324 SQ FT (216 SQ M)

- MAIN ROAD FRONTAGE
- SELF-CONTAINED
- CENTRAL LOCATION
- FLEXIBLE TERMS

■
MY BUSINESS SPACE
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Location

The property is situated in a prominent position on the corner of Newtown Row (A34) and Hatchett Street. Located within close proximity is the A4540 New John Street West & the Newtown Middleway junction providing good access to the wider Birmingham area. Birmingham City Centre is located approximately 0.7 miles from the premises.

Description

The premises comprise a three storey building of brick built construction surmounted by a flat roof. The offices are self-contained and located on the first & second floors which are accessed from Newtown Row via a staircase; there is also a secondary means of access on Hatchett St. Internally, the accommodation is split into a variety of rooms and benefits from carpets, suspended ceilings incorporating Category 2 lighting, plaster and painted walls, gas fired central heating, carpets and WC facilities within the communal areas.

Accommodation

AREA	SQ FT	SQ M
First Floor	1,152	107
Second Floor	1,172	109
TOTAL	2,324	216

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 £10,000 per annum exclusive for each floor or £15,000 per annum exclusive for both floors on a FRI basis, subject to contract. Terms to be agreed.

Business Rates

The property is currently listed within the 2015 rating listing as having a rateable value of £4,900 & £7,600 for the first & second floors. Rates payable will be in the region of £2,347.10 & £3,640.40 per annum respectively.

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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