

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

FIRST FLOOR MODERN OFFICES

**1 STANHOPE STREET, DIGBETH,
BIRMINGHAM, B12 0UZ**



3,747 SQ FT (348.1 SQ M)

- PROMINENT LOCATION
- RECENTLY REFURBISHED
- MODERN PREMISES
- FLEXIBLE TERMS

■
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MY AUCTIONS

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Location

The property is situated in a prominent location on Stanhope Street in Digbeth, just on the out-skirts of Birmingham City Centre. The premises have excellent access to the A38, Aston Expressway, and M6 Motorway, also the M5 and M42 Motorways are a short drive away. Birmingham New Street and Moor St Train Stations, along with Aston Train Station are also only a short journey. Local Bus routes connect to the City Centre and Birmingham Suburbs.

Description

The premises comprise a two storey self-contained industrial unit of brick built construction surmounted by a flat roof with translucent panels. Internally the property is split to provide workshop accommodation on the ground floor & office suites on the first floor. The available office suite provides a large open plan suite which benefits from real wood flooring, plaster & painted walls and ceiling, gas central heating, double glazed windows, a fully fitted kitchen & WC facilities.

Accommodation

1 Stanhope Street	SQ FT	SQ M
First Floor	3,747	348.1
TOTAL	3,747	348.1

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.

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.

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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