

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# TO LET

SELF-CONTAINED WORKSHOP

REAR UNIT, 276 MONUMENT ROAD,  
EDGBASTON, BIRMINGHAM, B16 8XF



**618 SQ FT (57.4 SQ M)**

- PROMINENT LOCATION
- SELF-CONTAINED
- ON SITE CAR PARKING
- FLEXIBLE TERMS

■  
MY BUSINESS SPACE  
MY MANAGEMENT  
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MY DEVELOPMENT  
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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 Monument Road and is accessed via Reservoir Road in Edgbaston. Birmingham City Centre is located 1.5 miles East of the subject premises and provides regular public transport to and from the City Centre. Located within walking distance is Edgbaston Reservoir and is close to Five Ways Roundabout.

#### Description

The property is a single storey building of brick built construction surmounted by a pitched slate roof. Internally the available unit comprises of a concrete floor, part suspended ceilings incorporating CAT II lighting & LED lighting and security grilles to the windows. Externally there is parking available for one vehicle.

#### Accommodation

276 Monument Road	SQ FT	SQ M
Rear Unit	618	57.4
<b>TOTAL</b>	<b>618</b>	<b>57.4</b>

#### Services

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 £6,000 per annum 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 £1,600. Rates payable will be in the region of £766.40 per annum. Small business rates relief may apply.

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 elected for VAT.

#### Viewing

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

#### Contact Details

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