

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

GROUND FLOOR OFFICE

**65 THE QUBE, 14 SCOTLAND STREET,
BIRMINGHAM, B1 2EJ**



687 SQ FT (63.8 SQ M) GIA

- CAR PARKING AVAILABLE
- CITY CENTRE LOCATION
- FLEXIBLE TERMS
- HIGH SPECIFICATION

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

6 Warstone Mews
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Jewellery Quarter
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Please call for more information t: 0121 285 3535 m: 07929 410 481

Location

The property is located on Edward Street in Birmingham City Centre. The property is situated a short distance from the Jewellery Quarter and is just over ½ mile from Brindleyplace and Birmingham City Centre. The immediate area is well served by public transport.

Description

The property is a live/work unit of traditional brick construction with ground floor access. Internally the accommodation is arranged over two floors with the living accommodation located on the upper floor which is already rented. The vacant office accommodation is on the ground floor and benefits from laminate flooring, fluorescent strip lighting, electric wall mounted heaters, network points, power points, a kitchen area and WC facilities. Externally there is parking for two vehicles within the courtyard.

Accommodation

65 THE QUBE	SQ FT	SQ M
Ground Floor Office	687	63.8
TOTAL	687	63.8

Energy Performance Certificate

Details available upon request.

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 £6,600 per annum on an IRI basis, subject to contract. Terms to be agreed.

Business Rates

The property is currently listed within the 2015 rating listing as have a rateable value of £7,500. Rates payable will be in the region of £3,592.50 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

VAT

This property is not elected for VAT

Legal Costs

Each party to be responsible for their own legal costs incurred during this transaction.

Viewing

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

Contact Details

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