

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

MODERN SELF-CONTAINED OFFICES

**27 FREDERICK STREET, JEWELLERY
QUARTER, BIRMINGHAM, B1 3HH**



1,515 SQ FT (140.8 SQ M)

- MAIN ROAD FRONTAGE
- PROMINENT LOCATION
- CAR PARKING TO FRONT
- FULLY REFURBISHED

■
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 located on a prominent position close to the Chamberlain Lock in the heart of the Jewellery Quarter. It is situated only a short walk from all major public transport links and local amenities including high street banks, post office and Tesco Express store. Both Great Hampton Street A41 and Icknield Street A4540 are close at hand, and provide access to all areas of Birmingham and the Midlands motorway network. Birmingham City Centre and all its amenities are easily accessible, approximately 15 minutes' walk away.

Description

The property is a grade II listed building of brick built construction and comprises three floors of office suites of open plan accommodation. The available accommodation is on the ground and first floor and is refurbished to provide carpets, plaster & painted walls and ceilings, gas central heating, fluorescent strip lighting, power points, kitchen & WC facilities. There is one car parking space available at the front of the premises.

Accommodation

27 FREDERICK STREET	SQ FT	SQ M
Ground Floor	496	46.1
First Floor	1,019	94.7
TOTAL	1,515	140.8

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.

Tenure

The property is available at a rent of £10,000 per annum for the ground floor and £15,000 per annum for the first floor on a FRI 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 £30,000 & £16,750 for the ground & first floors. Rates payable will be in the region of £14,370 & £8,023.25 per annum respectively.

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 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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