

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

FOUR STOREY OFFICE PREMISES

**7 PORTLAND ROAD, EDGBASTON,
BIRMINGHAM, B16 9RY**



3,242 SQ FT (301.2 SQ M)

- SELF-CONTAINED
- CAR PARKING INCLUDED
- MODERN PREMISES
- FLEXIBLE TERMS

■
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 building is situated on Portland Road close the junction with Hagley Road. Edgbaston's business district is on hand, as are associated leisure facilities, and Birmingham City Centre is just a mile away. Access to public transport is excellent with various bus routes passing Hagley Road. Five Ways train station is located nearby, as is Birmingham New Street mainline station is easily accessible, located in the city centre.

Description

The property is a modern two storey office building of brick-built construction with a period façade surmounted by a pitched tiled roof. Internally the property comprises three floors of office accommodation both open plan and cellular. The accommodation benefits from carpets, lighting, plaster & painted walls, gas fired central heating, perimeter trunking, intercom entry system, a kitchenette and separate WC facilities. Externally there are secure car parking spaces for up to 14 vehicles towards the rear of the property within a secure gated car parking.

Accommodation

7 Portland Road	SQ FT	SQ M
Ground Floor	1,163	108.1
First Floor	828	77.0
Second Floor	906	84.2
Basement	343	31.9
TOTAL	3,240	301.2

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/Rent

The property is available on a leasehold basis at a quoting rent of £60,000 per annum exclusive, 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.

VAT

We understand that the 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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