

**MASON  
YOUNG**

PROPERTY CONSULTANTS

# TO LET

**TWO STOREY D1 PREMISES**

**327 MOSELEY ROAD, HIGHGATE,  
BIRMINGHAM, B12 0DX**



**2,950 SQ FT (274.1 SQ M)**

- MAIN ROAD FRONTAGE
- SELF-CONTAINED
- CAR PARKING AVAILABLE
- D1 CONSENT GRANTED

■  
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 fronting the main Moseley Road near the junction of Highgate Road. Birmingham City Centre is situated within close proximity to the premises and is conveniently placed near the ring road providing good access to the A435, A38, M6, M5 & M42.

#### Description

The property comprises of an end-terrace two storey property of brick built construction surmounted by a flat roof. Internally the property has been split to create cellular office space over two floors with on site car parking. Internally the ground floor benefits from carpets, suspended ceilings, fluorescent strip lighting, gas fired central heating, kitchen facilities & separate WC accommodation. To the side of the property is an electric metal roller shutter door which can be accessed for car parking for up to 15 vehicles.

#### Accommodation

327 Moseley Road	SQ FT	SQ M
Ground Floor	2,374	220.6
First Floor	576	53.5
<b>TOTAL</b>	<b>2,950</b>	<b>274.1</b>

#### Planning

We have been informed by the landlord that planning permission has been granted for D1 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/Rent

The property is available at a quoting rent of £35,000 per annum exclusive, 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 £19,750. Rates payable will be in the region of £9,736.75 per annum.

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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