

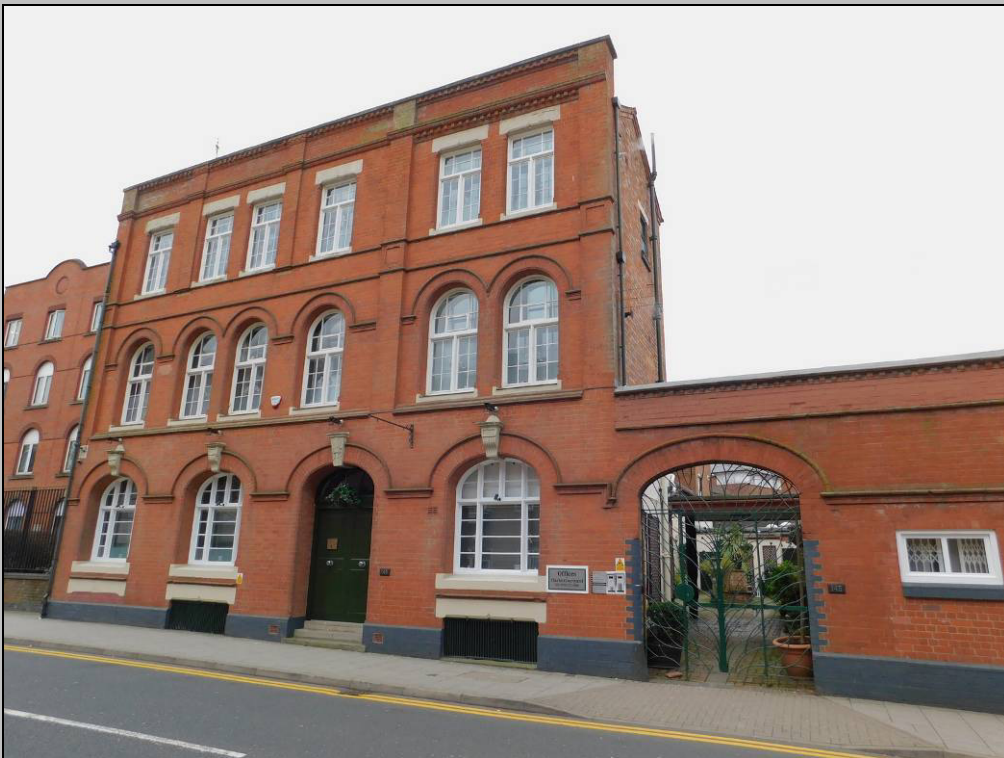
**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

GROUND FLOOR OFFICE PREMISES

**SUITE 1, CLARKS COURTYARD, 145
GRANVILLE STREET, BIRMINGHAM, B1 1SB**



525 SQ FT (48.8 SQ M)

- CENTRAL LOCATION
- ATTRACTIVE COURTYARD
- MODERN PREMISES
- FLEXIBLE TERMS

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

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

m: 07929 410 481
t: 0121 285 3535
f: 0121 285 3536
e: info@masonyoung.co.uk
w: masonyoung.co.uk

Please call for more information **t: 0121 285 3535** **m: 07929 410 481**

Location

The property is situated in a prominent location fronting Granville Street in Birmingham. The local area provides a variety of retail shops, restaurants and other independent businesses. The Cube and The Mailbox is located a short walk from the premises. New Street Train Station is located within 10 minutes walking distance.

Description

The property comprises a three storey Victorian building of brick construction surmounted by a pitched slate roof. Internally the property has been divided into a variety of self-contained office suites over three floors. The studios are arranged around an attractive courtyard setting which is accessed via decorative iron gates fronting Granville Street. The available ground floor studio benefits from carpets, plaster and painted walls, suspended ceilings incorporating LED light panels, intercom entry system, spot lights, gas central heating, and kitchen facilities. WC facilities are located within the communal area.

Accommodation

CLARKS COURTYARD	SQ FT	SQ M
Suite 1	525	48.8
TOTAL	525	48.8

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

We have been informed the property has an E rating. Further details available upon request.

Tenure/Rent

The property is available at a rent of £8,000 per annum on an IRI basis, 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

Arjamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonyoung.co.uk



Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.