

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# TO LET

**SELF-CONTAINED OFFICE SUITE**

**SUITE 3, AVEBURY HOUSE, 55 NEWHALL  
STREET, BIRMINGHAM, B3 3RB**



**1,345 SQ FT (125.0 SQ M)**

- PROMINENT LOCATION
- DDA COMPLIANT
- MODERN OFFICE SUITE
- FLEXIBLE TERMS

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

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#### Location

The property lies at the heart of Birmingham's business district, on Newhall Street, close to the junction with Great Charles Street Queensway. Snow Hill and New Street railway stations are within walking distance and only a 5-minute drive from junction 6 of the M6 and 20 minutes from junction 6 of the M42 which provides direct access to the wider motorway network including the NEC, Birmingham International Airport and Birmingham International Railway Station.

#### Description

The premises comprise of an attractive four storey character building of red brick construction with a white concrete façade. The property comprises of various office suites arranged over the upper floors which are accessed via glazed aluminium doors off the main Newhall Street. Internally the office suite benefits from suspended ceilings incorporating CAT 2 lighting, air conditioning, perimeter trunking, a board room, a kitchenette and intercom entry system. There is lift access to all floors and WC facilities located on each floor.

#### Accommodation

AVEBURY HOUSE	SQ FT	SQ M
Suite 3	1,345	125.0
<b>TOTAL</b>	<b>1,345</b>	<b>125.0</b>

#### 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 rent of £15,000 per annum on a 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 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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