

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

MODERN OFFICE & STUDIO PREMISES

**FAZELEY STUDIOS, 191 FAZELEY STREET,
DIGBETH, BIRMINGHAM, B5 5SE**



894 - 12,000 SQ FT (83.1 - 1,114.9 SQ M)

- **STUDIO SET UP**
- **CENTRAL LOCATION**
- **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 on Fazeley Street, close to the junction with Floodgate Street in Digbeth, Birmingham. The property is located 0.8 miles from Birmingham City Centre and has regular public transport to and from the subject premises. Digbeth Coach Station is located approximately 0.5 miles from the premises. Within close proximity is Lawley Middleway & Watery Lane Middleway which provides easy access to the wider Birmingham network.

Description

The property is a modern office building of brick-built construction surmounted by a pitched roof. Internally the property has been fitted out to a high standard to include a reception area, a variety of cellular & open plan offices and storage areas. The accommodation benefits from laminated & carpeted flooring, lighting, plaster & painted walls, air conditioning, perimeter trunking with CAT 5 cabling, intercom entry system, CCTV, alarm, kitchen facilities and separate male/female WC facilities. Externally there are secure car parking spaces available within a fenced area.

Accommodation

191 FAZELEY STREET	SQ FT	SQ M
Suite 1	894	83.1
Suite 2	7,491	696.0
Suite 3	3,615	335.8
TOTAL	12,000	1,114.9

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 held on an existing lease. Preference would be given for an assignment however sub-letting options will be considered. Suites can be taken as a whole or individually at a rent of £10 per sq ft exclusive on a FRI 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

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.