

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

CHARACTER SELF-CONTAINED OFFICES



**48 HYLTON STREET, JEWELLERY QUARTER,
BIRMINGHAM, B18 6HN
1,468 SQ FT (136.4 SQ M)**

- ESTABLISHED LOCATION
- CHARACTER BUILDING
- SECURE CAR PARK
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property occupies a prominent position fronting Hylton Street in the heart of Birmingham's historic and vibrant Jewellery Quarter. The immediate area is well served by public transport with regular bus services and being only 200 yards from the Jewellery Quarter train and metro station. The premises are well located for access to the inner ring road with Birmingham City Centre approximately 1 mile distant and the attractive St Pauls Square and Brindley Place within ½ mile. Great Hampton Street (A41) is within close proximity providing a direct link to the A38 (M) Aston Expressway and the national motorway network.

DESCRIPTION

The property comprises a character self-contained office building arranged over three levels with pedestrian access from Hylton Street. The property is entered via a reception area with WC facilities and storage rooms. The upper levels provide predominately open plan office accommodation with many character features including exposed wooden roof trusses, crittall windows, exposed brickwork, wooden flooring and feature LED lighting. The property is heated by way of gas fired central heating and numerous power and data cables are installed throughout the office. A fitted kitchen is provided on the first-floor level along with studio and directors office. Externally the property benefits from 1 car parking space.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	192	17.8
First Floor	617	57.4
Second Floor	659	61.2
TOTAL	1,468	136.4

PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

We are advised all main services are connected to include mains gas, water and electricity.

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 £25,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £17,500. Rates payable will be in the region of £8,732.50 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

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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