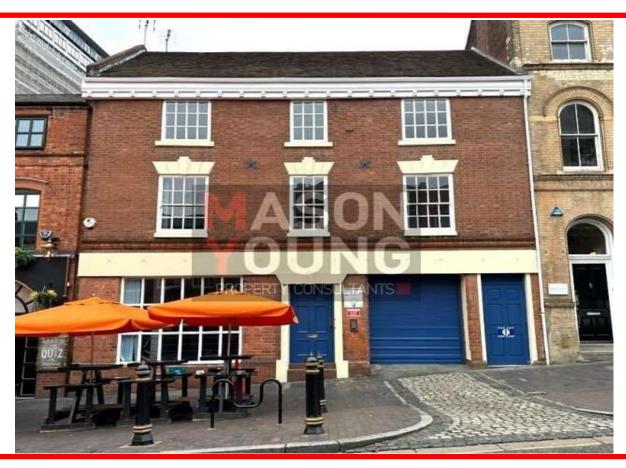


# TO LET

### THREE STOREY OFFICE BUILDING



## 34-35 LUDGATE HILL, JEWELLERY QUARTER, BIRMINGHAM, B3 1EH

848 - 3,041 SQ FT (70 - 283 SQ M)

ESTABLISHED LOCATION INSIDE CLEAN AIR ZONE CHARACTER BUILDING FLEXIBLE TERMS

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6 Warstone Mews Warstone Lane Jewellery Quarter Birmingham B18 6JB

#### LOCATION

The property is situated on Ludgate Hill, just off St Paul's Square within Birmingham's Jewellery Quarter. Snow Hill train station is located approximately 1 mile south east of the subject premises. Birmingham City Centre is in walking distance from the premises. The property is located near Great Charles Queensway, which provides access to the A38 (M) which in turn connects to J6 of the M6 motorway providing access to the wider Midlands motorway network

#### DESCRIPTION

The property comprises of a mid-terrace three storey brick built building with a pitched tiled roof over. Internally, the accommodation benefits from a solid floor with carpet covering, plastered & painted walls and ceilings, gas central heating perimeter radiators, air conditioning, perimeter power points, CAT 2 lights, single glazed windows in painted timber frame, separate WC facilities and a kitchen. There are both open plan and partitioned offices, with dormer windows located on the third floor to provide natural light.

#### ACCOMMODATION

AREA	SQ FT	SQ M
GROUND FLOOR	848	79
FIRST FLOOR	1,196	111
SECOND FLOOR	753	70
BASEMENT	244	23
TOTAL	3,041	283

#### **PLANNING**

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

#### SERVICES

We are advised all main services are conncted 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. Each floor can be taken separately or as a whole. The ground floor is available at a quoting rent of £15,000 per annum exclusive. The first floor is available at a quoting rent of £20,000 per annum exclusive. The third floor is available at a quoting rent of £12,500 per annum exclusive.

#### **BUSINESS RATES**

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

#### BUILDING INSURANCE

The annual building insurance for the property is payable in addition to the quoting rent.

#### 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.

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.