

**MASON
YOUNG**

PROPERTY CONSULTANTS

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 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. 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.

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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