

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**TWO STOREY OFFICE BUILDING  
WITH CAR PARKING**



**THE STUDIO, 214 HAGLEY ROAD,  
EDGBASTON, BIRMINGHAM, B16 9PH**  
**1,249 SQ FT (116 SQ M)**

- PROMINENT LOCATION
- CAR PARK AVAILABLE
- SELF-CONTAINED
- FLEXIBLE TERMS

T: 0121 285 3535  
F: 0121 285 3536  
W: [masonryoung.co.uk](http://masonryoung.co.uk)  
E: [info@masonryoung.co.uk](mailto:info@masonryoung.co.uk)

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located on Hagley Road, which is the main A456 arterial route in Edgbaston. The property is well positioned with a range of local amenities nearby, including restaurants, hotels, and offices. Birmingham City Centre is approximately 2 miles east from the premises. The nearest train station is Five Ways, located approximately 1 mile away from the subject premises, providing regular services to Birmingham New Street and surrounding areas. The A456 is a key road connecting the property to the city centre and beyond. The M5 motorway, junction 3, is approximately 5.5 miles west from the subject premises, offering easy access to the national motorway network.

## DESCRIPTION

The property forms part of an attractive office scheme comprising of several Regency style period buildings in a mature landscaped setting. The property comprises a two-storey building of brick-built construction surmounted with a pitched tiled roof. Internally, the property has been refurbished to a high standard and benefits from a solid floor with part laminated and part carpeted flooring, plastered and painted walls/ceiling, fluorescent strip lights, gas central heating, a kitchenette and WC facilities. Externally, the property provides three car parking spaces and an electric vehicle charging point.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	697	65
First Floor	552	51
<b>TOTAL</b>	<b>1,249</b>	<b>116</b>

## 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.

## SERVICE CHARGE

We understand that an estate charge is to be levied to cover the cost of services provided.

## ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

## TENURE/RENT

The property is available on a leasehold basis at a quoting rent of £20,000 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 £16,750. Rates payable will be in the region of £8,358.25 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 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](mailto:af@masonyoung.co.uk)

