

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

TWO STOREY OFFICE BUILDING



**UNIT 9, CENTURY BUSINESS PARK,
GARRISON LANE, BIRMINGHAM, B9 4NZ**
1,811 SQ FT (168 SQ M)

- 4 CAR PARKING SPACES
- SELF-CONTAINED
- FLEXIBLE TERMS
- VARIETY OF USES (STP)

T: **0121 285 3535**
F: **0121 285 3536**
W: masonyoung.co.uk
E: info@masonyoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

Century Business Park is accessed via Garrison Lane, which provides direct access to Garrison Circus leading on to the A4540 Watery Lane Middleway. Birmingham City Centre is located approximately 1 mile west. The A38 (M) Aston Expressway is approximately 1¼ miles distant providing access to Junction 6 of the M6 motorway, which in turn provides access to the wider Midlands Motorway Network.

DESCRIPTION

The property comprises of an end terraced building of steel portal frame construction surmounted by a pitched roof. Internally, the ground floor benefits from a concrete floor with part laminate and part carpet covering, plastered and painted walls and ceilings, inset light points, gas central heating and WC facility. The first floor is of similar specification and benefits from kitchenette, WC and shower facilities. The windows are double glazed with secure external metal shutters. Externally, the property benefits from an electric metal roller shutter and 4 car parking spaces to the front of the property.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	916	85
First Floor	895	83
TOTAL	1,811	168

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 £19,500 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £12,500. Rates payable will be in the region of £6,237.50 per annum respectively. Small business rate relief may apply.

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

Arjamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonyoung.co.uk

