

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

FIRST FLOOR SELF-CONTAINED  
OFFICES SUITES



**FIRST FLOOR, 1A REDDITCH ROAD  
& 1A, 3A THE GREEN  
KINGS NORTON, BIRMINGHAM, B38 8SD  
390 - 1,450 SQ FT (36 - 135 SQ M)**

- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located on the corner of Redditch Road & The Green, situated in the heart of Kings Norton. Birmingham City Centre is approximately 6.5 miles north from the premises. Kings Norton Train Station is located approximately 0.5 miles away, providing regular train services to Birmingham New Street and other destinations. The A441 (Pershore Road) is nearby, offering excellent access to the surrounding areas. Junction 2 of the M42 motorway is approximately 4 miles south from the premises, providing convenient access to the wider motorway network.

## DESCRIPTION

The property comprises a two-storey semi-detached brick-built building with a pitched tiled roof over. The premises is arranged to provide three separate office suites on the first floor. Each suite is self-contained and benefits from its own WC facilities and kitchen area. Externally, the property has a bay-fronted display area with parking available at the rear, as well as on-street parking nearby.

## ACCOMMODATION

AREA	SQ FT	SQ M	RENT PAX
1A Redditch Road	390	36	£7,000
1A The Green	591	55	£6,000
3A The Green	469	44	£6,000
<b>TOTAL</b>	<b>1,450</b>	<b>135</b>	<b>£19,000</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 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

Refer to the accommodation table above.

## SERVICE CHARGE

Each property is subject to an annual service charge in addition to the rent. 1a Redditch Road has a service charge of £525 per annum, while 1a The Green and 3a The Green each have a service charge of £500 per annum.

## BUSINESS RATES

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

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



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[www.masonyoung.co.uk](http://www.masonyoung.co.uk)