





PLUMBOB HOUSE, LOWER GROUND FLOOR, 93-99 HOLLOWAY HEAD, BIRMINGHAM, B1 1QP 5,000 SQ FT (465 SQ M)

PROMINENT LOCATION
SELF-CONTAINED

- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews Warstone Lane Jewellery Quarter Birmingham B18 6JB

LOCATION

The premises are located in the centre of Birmingham on Holloway Head less than 800m from The Bullring, Colmore Row, Mailbox and Brindley Place. Motorway access is via Junction 6 of the M6 Motorway 1 mile from the building.

DESCRIPTION

The building is a 1950's concrete framed warehouse constructed over six floors. Each floor benefits from lighting and two working goods lifts. Access into the building is either via the reception on Holloway Head or via the level access-loading bay on Marshall Street. The main reception fronts Holloway Head with a level access-loading door, which opens up into an internal loading area off Marshall Street.

ACCOMMODATION

| AREA | SQ FT | SQ M |
|--------------------|-------|------|
| Lower Ground Floor | 5,000 | 465 |
| TOTAL | 5,000 | 465 |

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

The property is available on a leasehold basis at a quoting rent of $\pounds 50,000$ per annum exclusive, subject to contract. Terms to be agreed.

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 elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

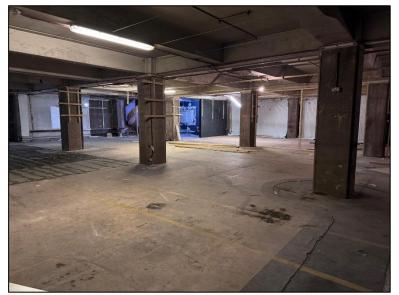
Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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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: (1) 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 or 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. (VII) 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 absets and no Asbestos Register has been viewed. Potential purchasers/ themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.