

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# FOR SALE

**SELF CONTAINED OFFICE SUITE  
C/W TWO SECURE PARKING SPACES**

**UNIT 7, 133-137 NEWHALL  
STREET, BIRMINGHAM, B3 1SF**



**1,140 SQ FT (105.9 SQ M)**

- LONG LEASEHOLD
- SELF-CONTAINED UNIT
- TWO CAR PARKING SPACES
- PROMINENT LOCATION



MY BUSINESS SPACE  
MY MANAGEMENT  
MY LEASE CONSULTANCY  
MY DEVELOPMENT  
MY INVESTMENT  
MY AUCTIONS

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

**m:** 07929 410 481  
**t:** 0121 285 3535  
**f:** 0121 285 3536  
**e:** [info@masonyoung.co.uk](mailto:info@masonyoung.co.uk)  
**w:** [masonyoung.co.uk](http://masonyoung.co.uk)

Please call for more information **t: 0121 285 3535** **m: 07929 410 481**

### Location

The property is situated in a prominent position fronting Newhall Street, which is located midway between Birmingham City Centre and St Paul's Square being a few minutes' walk of either location.

133-137 Newhall St is surrounded by excellent transport links to and from the city centre, being situated within 2 miles of Junction 6 of the M6 motorway via the Aston Expressway (A38) and Spaghetti Junction.

### Description

The office suite is situated on the first floor and can be accessed from the main entrance fronting Newhall Street. Internally, there is a common reception area with a daytime concierge and lift access to the various floors.

The accommodation has been partitioned to provide two self-contained office suites of open plan configuration. The suite benefits from fluorescent strip lighting, carpets, gas fired central heating and glazing to the side. The common area includes a kitchen facility and WC accommodation. Externally there is secure car parking for two vehicles.

### Accommodation

AREA	SQ FT	SQ M
Office Suite	1,140	105.9
<b>TOTAL</b>	<b>1,140</b>	<b>105.9</b>

### Services

All main services are connected.

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.

### Service Charge

We understand there is an annual service charge of £4,723.52 payable for the upkeep & maintenance of the communal areas.

### Lease Details

The office is currently held on a 999-year lease with effect from 25<sup>th</sup> March 1988 at a peppercorn rent.

### Tenure/Price

The Long Leasehold interest is available at a quoting price of £245,000.

### Business Rates

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

### 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)



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