

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**FIRST AND SECOND FLOOR OFFICE  
PREMISES**



**67-71 NORTHWOOD STREET, JEWELLERY QUARTER,  
BIRMINGHAM, B3 1XT**

**2,245 - 4,714 SQ FT (209 - 438 SQ M)**

- PROMINENT LOCATION
- FLEXIBLE TERMS
- ADJOINING CAR PARK
- THREE STOREY PREMISES

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**6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB**

## LOCATION

The subject property is located close to the junction of Northwood Street and Caroline Street, within close distance of St. Paul's Square in the heart of Birmingham's Jewellery Quarter. Snow Hill and The Jewellery Quarter train stations are within easy walking distance, whilst numerous bus routes and a public car park can be found in the very near vicinity.

## DESCRIPTION

The property is a end-terraced Grade II listed period office building arranged over three floors which has undergone extensive refurbishment. It links period and modern features, the result being a contemporary, flexible office building which draws on the strength of the original structure to provide high quality, efficient office space with excellent natural light throughout. There is an internal courtyard.

There is parking available next to the building.

## ACCOMMODATION

67-71 NORTHWOOD STREET	SQ FT	SQ M
First Floor	2,245	208.6
Second Floor	2,469	229.4
<b>TOTAL</b>	<b>4,714</b>	<b>438.0</b>

## PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

## SERVICES

We are advised all main services are connected including electricity and water.

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 that a service charge is to be levied to cover the maintenance of the courtyard and the communal areas.

## TENURE/RENT

The first floor is available at a rent of £33,675 per annum exclusive. The second floor is available at a rent of £37,035 per annum exclusive. Floors can be taken individually or as a whole. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £36,500. Rates payable will be in the region of £17,885 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

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