

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

FIRST FLOOR OFFICES



**CARLTON HOUSE, 41 SMITH STREET, HOCKLEY,
BIRMINGHAM, B19 3EN**

977 SQ FT (90.8 SQ M)

- PROMINENT LOCATION
- 24 HOUR ACCESS
- FLEXIBLE TERMS
- VARIETY OF USES (STP)

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

LOCATION

The property is situated in a well established industrial location of Hockley fronting Smith Street, within close proximity to the intersection with Well Street. Well Street provides direct access to the main A41 Great Hampton Street which leads into Birmingham City Centre being ¼ of a mile south east and Junction 1 of the M5 being 1.5 miles to the north west.

DESCRIPTION

The warehouse comprises of a mid-terraced industrial unit of steel portal frame in construction with full height brick elevations to eaves surmounted by a flat roof with a two storey office building to the front. The offices are located at first floor level accessed via a staircase at the front which are fully carpeted and benefit from gas fired central heating, power points, security grilles to the windows, fluorescent strip lighting, a kitchenette and separate WC accommodation.

ACCOMMODATION

AREA	SQ FT	SQ M
Office	977	90.8
TOTAL	977	90.8

PLANNING

We have been informed by the landlord that planning permission has been granted for B1 use.

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 at a rent of £10,000 per annum on a FRI basis, 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 not elected for VAT.

LEGAL COSTS

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

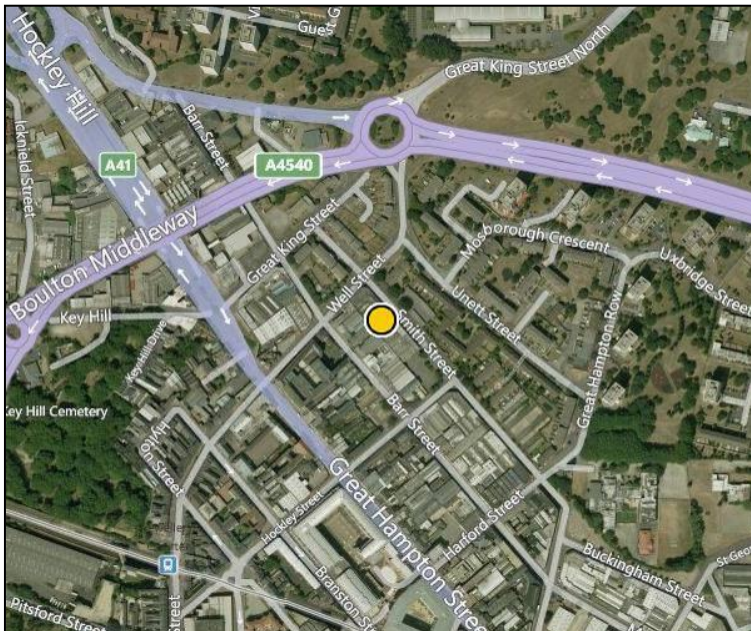
VIEWING

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

CONTACT DETAILS

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