

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# TO LET

**THREE STOREY OFFICE/  
LIVE & WORK PREMISES**

**THE GATEHOUSE, 2B VICTORIA WORKS,  
VITTORIA STREET, BIRMINGHAM, B1 3PE**



**1,122 SQ FT (104.2 SQ M)**

- MODERN PREMISES
- COURTYARD SETTING
- LIVE & WORK CONSENT
- SECURE PARKING INCLUDED



**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 located on the corner of Graham St and Vittoria St in the popular Jewellery Quarter district of Birmingham. The property is situated a short distance from St Pauls Square and is just over ½ mile from Brindleyplace and Birmingham City Centre. Birmingham City Centre and all its amenities are easily accessible, approximately a 15 minute walk away.

#### Description

The property comprises a three-storey building of traditional brick construction surmounted by a profile corrugated metal roof. Internally the accommodation is arranged over three floors and benefits from carpets and laminate flooring, inset ceiling lights, gas-fired central heating, aluminium framed windows, power points, network points, a kitchen area and bathroom. Externally there is parking for one vehicle within the secure courtyard.

The premises can also be used for live & work purposes with the upper floors being utilised as a 2 bedroom apartment.

#### Accommodation

2B VICTORIA WORKS	SQ FT	SQ M
Ground Floor	442	41.1
First Floor	350	32.5
Second Floor	329	30.6
<b>TOTAL</b>	<b>1,122</b>	<b>104.2</b>

#### Energy Performance Certificate

Details available upon request.

#### Services

We are advised all main services are connected.

#### Service Charge

We understand that a service charge is to be levied to cover the courtyard area.

#### Tenure/Rent

The property is available on a FRI basis at a rent of £18,000 per annum exclusive, subject to contract. Terms to be agreed.

#### Business Rates

The property is currently listed within the 2010 rating listing as having a rateable value of £10,250. Rates payable will be in the region of £4,909.75 per annum.

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

#### VAT

This 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



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