

## MODERN OFFICES



**96 BROAD STREET,  
BIRMINGHAM, B15 1AU**  
**2,828 SQ FT (263 SQ M)**

- MAIN ROAD FRONTAGE
- SELF-CONTAINED
- ON SITE CAR PARK
- FLEXIBLE TERMS

## LOCATION

The property is situated on Broad Street, a primary arterial route located to the west of Birmingham City Centre. The location benefits from direct access to the A4540 Middleway, which in turn provides connectivity to the A38(M) Aston Expressway. Junction 6 of the M6 motorway is approximately 3 miles away, providing access to the wider national motorway network. Five Ways Railway Station is located approximately 0.5 miles away, providing regular rail services, whilst Birmingham New Street Station is approximately 1 mile away. Birmingham City Centre is situated approximately 1 mile to the east.

## DESCRIPTION

The property comprises a mid-terrace, three storey office building of brick-built construction surmounted by a pitched tiled roof. The premises are accessed via an entrance lobby leading into a central hallway with stairwell access to the upper floors. Internally, the property benefits from solid flooring, plastered & painted walls, suspended ceilings incorporating CAT II inset lighting, gas central heating, kitchenette facilities and WC facilities located on the first and second floors. Externally, the property benefits from dedicated car parking together with metal roller shutters to the front and rear access doors.

## ACCOMMODATION

AREA	SQ FT	SQ M
First Floor	907	84
Second Floor	990	92
Third Floor	931	87
<b>TOTAL</b>	<b>2,828</b>	<b>263</b>

## PLANNING

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

## SERVICES

We are advised 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 on a leasehold basis at a quoting rent of £35,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2026 rating listing as have a rateable value of £32,000. Rates payable will be in the region of £13,824 per annum.

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

## BUILDING INSURANCE

The annual building insurance for the property is payable in addition to the quoting rent.

## 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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