

1st Floor, 176 Holliday Street, Birmingham, B1 1TJ



TO LET

Modern Furnished City Centre Office with Car Parking

Net Internal Area: 1,200 ft² (111.48 m²)

Location

The property is predominantly situated fronting Granville Street and Holliday Street, Birmingham within close proximity to Broad Street and the Mailbox and Cube developments.

The location allows for convenient access across the city via the inner ring road and the motorway network at J6 M6 located nearby.

Description

The first-floor suite provides open plan accommodation with separate board room, being accessed via a central stairway from the rear courtyard.

The office benefits from excellent natural daylight with the following specification:

- Newly redecorated
- Carpet Flooring with Inset Floor Boxes
- Ceiling Mounted Lighting
- CAT 6 Cabling and Trunking
- Double Glazing
- Central Heating
- Intercom Access / CCTV and Intruder Alarm
- Kitchen
- Refurbished WC

One allocated car parking space is also provided within the development.

Accommodation

Total (NIA) 1,200 ft² (111.48 m²) approximately

Rental / Terms

The property is available to let on a new lease with length to be agreed at £13,200 per annum exclusive.

Service Charge

A service charge is levied in respect of the upkeep and maintenance of communal areas and building insurance.

Business Rates

We believe the property will be eligible for relief under Small Business Rates Relief.

Energy Performance Certificate

Available upon request from the agent.

Planning

We understand that the property has planning consent under Use Class E (Office).

Legal Costs

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

A lease will be provided at no cost to the incoming tenant.

Availability

The property is available immediately, subject to the completion of legal formalities.

Viewing

Strictly via the sole letting agent Siddall Jones on **0121 638 0500**

