

Ground Floor, Granville Street, Birmingham, B1 1TJ



**TO LET**

Modern City Centre Office with Car Parking

Net Internal Area: 1,200 ft<sup>2</sup> (111m<sup>2</sup>)

### 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 within close proximity.

### Description

The ground floor suite provides open predominantly open plan accommodation save for two cellular meeting rooms.

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

- 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
- WC

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

### Accommodation

**NIA 1,200 ft<sup>2</sup> (111 M<sup>2</sup>) approximately.**

### Rental / Terms

The property is available to let on a new lease with length to be agreed at £15,000 per annum (exclusive).

### Business Rates

We understand that the suite qualifies for small business rates exemption.

### Service Charge

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

### Planning

We understand that the property has planning consent under use class B1(a) Offices.

### Legal Costs

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

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

### Energy Performance Certificate

Available upon request from the agent.

### Availability

The property is available from December 2019, subject to the completion of legal formalities.

### Viewing

Strictly via the sole letting agent:

**Siddall Jones on 0121 638 0500.**

