

OFFICE | TO LET



7 THE WHARF, 16 BRIDGE STREET, BIRMINGHAM, B1 2JS

1,108 SQ FT (102.94 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern City Centre Office with 5 Parking Spaces



DESCRIPTION

The property comprises a modern three storey office building with traditional brick construction under a pitched tiled roof.

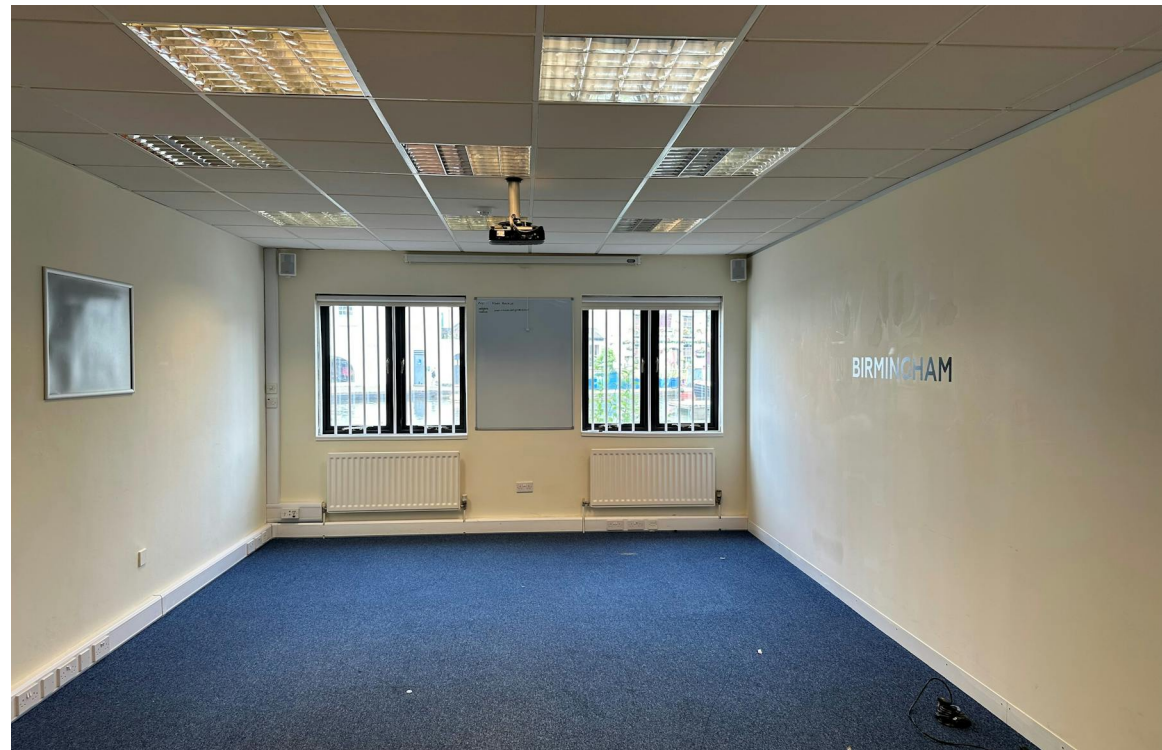
The accommodation is split to provide a reception area to the ground floor with large boardroom and additional meeting rooms which have been partitioned. Kitchen and welfare facilities are also provided.

The first floor is open plan with a single partitioned room and has been fitted out to allow for production space. The space could be reconfigured to suit office occupiers or continued use for production/media space.

The second floor benefits from a stunning view over Gas Street Basin being open plan with cellular partitioned offices around the perimeter of the suite. Further kitchen and welfare facilities are provided.

The space is well fitted with a suspended ceiling with inset lighting, carpet flooring, perimeter power and data, and double-glazed windows. The property is heated via gas central heating.

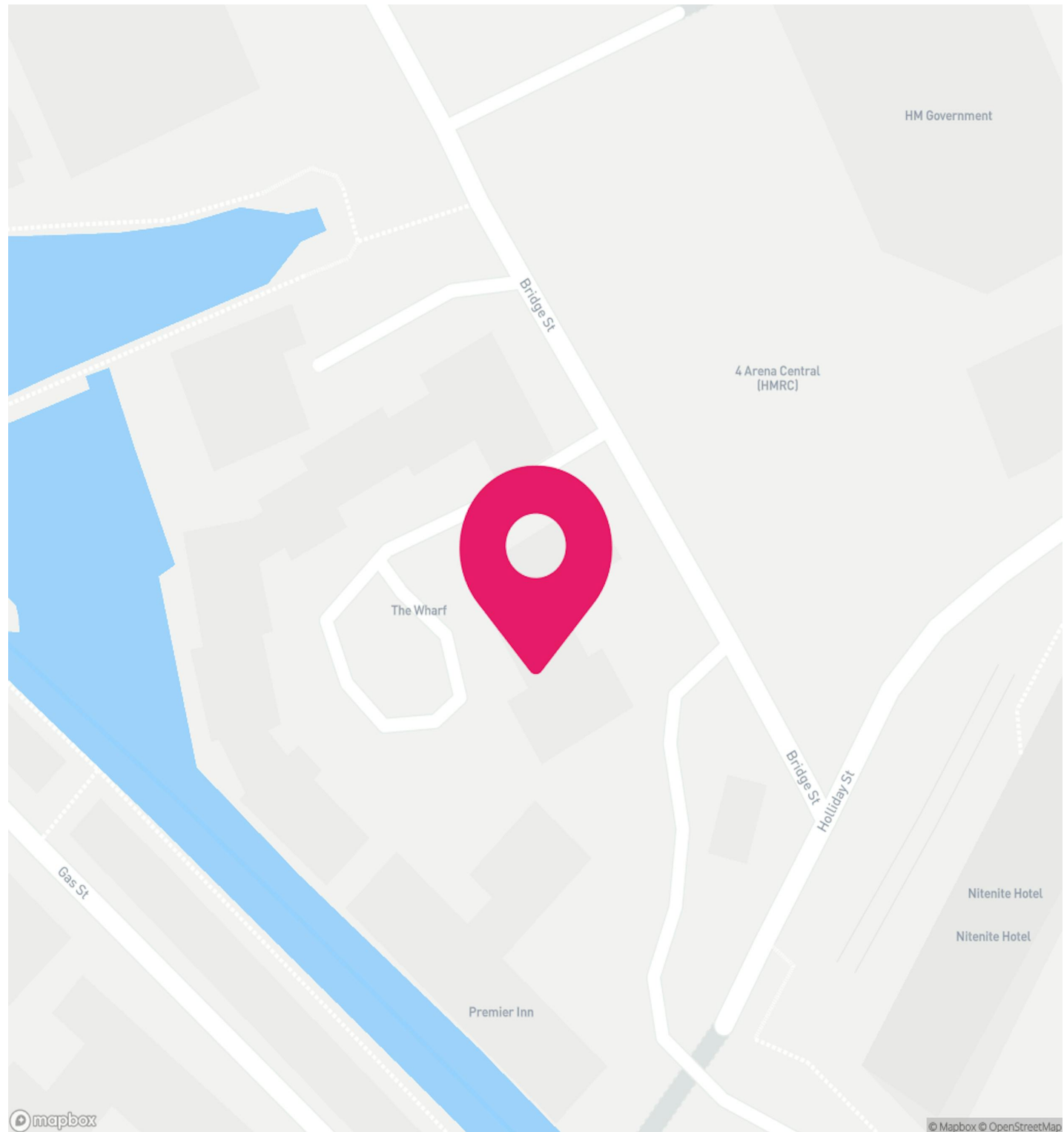
Externally the property benefits from 5 allocated car parking spaces for the suite.



LOCATION

The Wharf is a modern courtyard office development situated close to Birmingham city centre, adjacent to Gas Street Basin and close to the Hyatt Hotel, the Mailbox and Brindley Place.

The Wharf Development is accessed from Bridge Street, which connects to Broad Street, and benefits from regular bus services as well as being within walking distance to New Street Station and Snow Hill Station.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground	1,108	102.94	Under Offer
1st	1,108	102.94	Under Offer
2nd	1,108	102.94	Under Offer
Total	3,324	308.82	

TERMS

The property is available to let on a new flexible lease at £32,500 per annum exclusive.

Alternatively, consideration may be given to a rental on a floor-by-floor basis at £13,500 per annum exclusive.

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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