

Vittoria Works, Vittoria Street,
Jewellery Quarter, Birmingham, B1 3PE



FOR SALE

Office Building with Car Parking and Conversion Potential (STP)

Total (NIA): 3,150 ft² (292.64 m²)

Location

The property is located within the gated confines of Vittoria Works, accessed from Vittoria Road in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The premises are situated only a short distance from St Paul's Square and just over ½ mile from Brindley Place and Birmingham City Centre.

The immediate area is well served by public transport with the Jewellery Quarter and Snowhill Metro/Train Station within close proximity and frequent bus services close by.

Description

The property comprises of an attractive, mid-terraced loft-styled office building of masonry construction with pitched tiled roof over.

The accommodation comprises ground, first and second floor office space which can be split to horizontally to create three self-contained floor plates with access from an external stairwell.

The space has been thoughtfully presented and provides reception, board room, casual meeting space and a glazed office space. WC and kitchen facilities are also provided.

A feature cantilever staircase provides access on to the first floor which is predominantly open plan with some additional cellular stores / office space. WC and kitchen facilities are also provided.

The second-floor space provides open plan office accommodation with feature crittall meeting room, mezzanine office space, WC facilities and kitchenette.

Externally the property benefits from two secure car parking spaces.

We believe that the premises provide an opportunity for conversion to six self-contained apartments, more information is available via the agent.

Accommodation

NIA 3,150 ft² (292.64 M2) approximately.

Terms

We are inviting offers in the region of £585,000 for the valuable long-leasehold interest.

Tenure

The purchase will be made up of various long-leasehold (virtual freehold) titles which all have approximately 960 years unexpired at a peppercorn ground rent.

Services

We understand that the office premises benefit from all mains services connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

VAT

All prices quoted are exclusive of VAT, which may be payable.

Legal Costs

Both parties are to bear the cost of their own legal and surveyor's fees incurred during the transaction.

Service Charge

A service charge is levied to cover the maintenance and upkeep of communal areas.

The current premium payable is approximately £570 per quarter.

Energy Performance

Available upon request from the agent.

Viewing

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

[Review footage of the property here.](#)



