

Trinity House, 84 Severn Street, Birmingham, B1 1QG



TO LET

Modern High Specification Offices

Net Internal Area: 1,017 ft² (94.48 m²)

Location

The property is predominately situated on the corner of Seven Street and Blucher Street and opposite Birmingham's iconic Mailbox development.

This property offers easy access to the heart of the City Centre and the inner ring road with Broad Street and Bristol Street within close proximity.

Public transport links are excellent with a number of bus services running locally and New Street Railway Station within walking distance.

Description

The premises are situated on the ground floor of Trinity House in the award-winning Scholars Gate development.

84 Severn Street is a self-contained office with a large glazed frontage and a distinctive entrance.

Internally the suite has been fully fitted with split level reception area, mezzanine meeting room, open plan office Accommodation, rear kitchen and WC facilities.

The office benefits from cassette comfort cooling, gas fired central heating, LED lighting and a combination of perimeter power/cat 5 data and floor boxes.

Two secure on-site car parking spaces are available via separate negotiation.

Accommodation

Total (NIA) 1,017 ft² (94.48 m²) approximately

Rental / Terms

The property is available to let on a new lease with length to be agreed at £20,000 per annum exclusive.

VAT

All figures quotes are exclusive of VAT which we understand is payable.

Service Charge

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

Legal Costs

An in-house, easy to understand lease is produced by the landlord at no cost to the ingoing tenant.

Planning Use

We understand that the unit has planning permission under Use Class E.

The property may be suitable for other uses subject to planning consent.

Energy Performance Certificate

Available upon request from the agent.

Availability

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

Viewings

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

