

Ground Floor, Ludgate House, Ludgate Hill, Birmingham, B3 1DX



TO LET

Self-Contained Ground Floor Office Premises

Net Internal Area: 1,117 ft² (103.77 m²)

Location

The property is situated on Ludgate Hill in Birmingham's Jewellery Quarter an established office location within close proximity to the Central Business District and with numerous leisure and retail facilities close by.

Birmingham city centre is approximately 10 minutes' walk and St. Pauls Square Metro Link is within 5 minute's walk, running directly to Birmingham Snow Hill Train Station. National motorway access is provided by Junction 6 of the M6 Motorway approximately 2 miles distant.

Description

The property comprises a self-contained ground floor office premises fronting Ludgate Hill.

The office space provides predominantly open plan office accommodation benefiting from carpet-covered flooring, emulsion-coated walls, gas fired central heating, suspended ceiling incorporating ceiling lights, WC, and kitchen facilities.

Accommodation

NIA 1,117 ft² (103.77 M²) approximately.

Terms

The office suite is available on a new internally repairing lease at a quoted rental of £18,000 (exclusive) per annum.

Service Charge

A small service charge is levied in respect of communal heating, lighting, cleaning, and building insurance.

VAT

Not subject to VAT and therefore not payable.

Legal Costs

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

Rateable Value

£15,750

Energy Performance

Available upon request from the agent.

Planning Permission

The suite has permission granted under use class E (Offices).

It may be suitable for alternative uses, subject to the correct change of use being obtained.

Services

We understand that the premises benefit from all main 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.

Money Laundering

The successful applicant will need to provide two forms of ID in line with anti-money laundering protocols.

Availability

Available immediately upon completion of legal formalities.

Viewing

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