



168 Holliday Street
Birmingham, Birmingham, B1 1TJ

**Three-Storey Office
Premises with Two Secure
Parking Spaces.**

**1,905 sq ft
(176.98 sq m)**

- Two secure parking spaces
- Three-storey end-terrace office
- Benefits from WC & kitchen facilities
- Easy access to M6
- Landlord proposes to refurbish
- Pedestrian access directly from Holliday Street

168 Holliday Street, Birmingham, Birmingham, B1 1TJ

Description

The property comprises of a three-storey end-terrace office building which benefits from pedestrian access directly from Holliday Street.

The office sits within the Gatsby Court development and benefits from two secure parking spaces.

Internally the accommodation spans ground, first and second floors, the offices benefit from dual aspect windows, WC, and kitchen facilities.

The landlord proposes to refurbish the space to include new carpets, emulsion coated walls and LED lighting.

Location

The property is predominantly situated fronting Holliday Street 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 nearby.

Accommodation

1,905 ft² (176.98 M²) approximately.

Terms

The office is available on a new lease, with length to be agreed, at a passing rental of £24,000 per annum (exclusive).

Service Charge

A service charge is levied in respect of the upkeep and maintenance of communal areas, CCTV, and parking spaces.

VAT

All prices quoted are exclusive of VAT, which we understand is payable.

Energy Performance

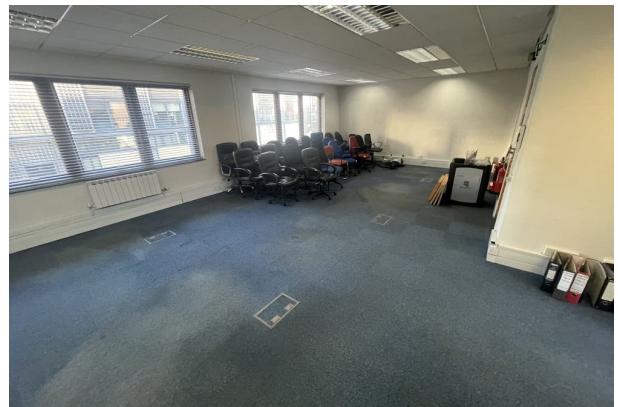
Available upon request from the agent.

Legal Costs

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

Planning Permission

The building currently has planning permission granted under Use Class E (Offices).



Summary

Available Size	1,905 sq ft
Rent	£24,000.00 per annum
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon enquiry

Viewing & Further Information

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Services

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

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

Anti-Money Laundering

The successful applicant will be required to provide two forms of ID to satisfy anti-money laundering protocols.

Availability

The property is available immediately upon completion of legal formalities.

Viewing

Strictly via the sole agent Siddall Jones.