

Suite 11 & 12 Newhall Place, Newhall Hill,
Jewellery Quarter, B1 3JH



TO LET

Self-Contained Character Office with Separate Boardroom

Net Internal Area: 1,810 ft² (168.15 m²)

Location

The property is situated on Newhall Hill in the heart of Birmingham’s historic and vibrant Jewellery Quarter.

The premises are situated only a short distance from the attractive 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 proximity and frequent bus services close by.

Description

This Georgian character office provides high quality accommodation whilst maintaining many original features.

The subject suite comprises a large open plan office with entrance lobby and meeting area to mezzanine floor.

A separate board room, fitted kitchen and toilets are located off the main office space.

The space benefits from LED lighting, electric heating, emulsion coated walls, carpet flooring and power and data cabling.

Accommodation / Rental

Total (NIA) - 1,810 ft2 (168.15 m2) approx.

The premises could also be taken as a whole or individually as follows;

| | | |
|---------------|-----------|-------------------|
| Suite 11 & 12 | 1,810 ft2 | £23,530 per annum |
| Suite 11 | 1,326 ft2 | £17,250 per annum |
| Suite 12 | 484 ft2 | £6,300 per annum |

Service Charge

A service charge is levied in respect of the upkeep and maintenance of communal areas, buildings insurance, fire alarm maintenance and communal utilities.

The current service charge premium for Suite 11/12 is £3,366.24 per annum, payable monthly in advance.

VAT

We understand that VAT is payable on all outgoings contained within the lease.

Rateable Value

RV - £19,500
(correct as of 1st April 2023 valuations)

Energy Performance Certificate

Available on request.

Planning Use

We understand that the property has consent under Use Class E (Commercial, Business and Service)

Legal Costs

Each party are to be responsible for their own legal and surveyor’s fees incurred during this transaction.

Availability

The property is available upon completion of legal formalities.

Viewings

Strictly via prior appointment with the sole agent Siddall Jones on 0121 638 0500

