

Newhall Place, 16-17 Newhall Hill, Jewellery Quarter, B1 3JH



TO LET

Self-Contained Offices within Character Building Net Internal Area from 580 - 1,410 ft²

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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 $\frac{1}{2}$ 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 offices provides high quality accommodation whilst maintaining many original features.

The subject suites comprises an open plan office with entrance lobby and meeting area to mezzanine floor.

Each office has a fitted kitchen and toilets are located off the main office space.

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

Accommodation / Terms

Suite	Floor	Size (ft2)	Rent (per annum)
9	1 st Floor	580	£8,000
11	1 st Floor	1,410	£18,330

Service Charge

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

The current service charge premiums are:

Suite 11 - £4,582.50 per annum Suite 9 - £1,885.00 per annum

Both rent and service charge are payable monthly in advance.







Siddall Jones | The Mint | 95 Icknield Street | Birmingham | B18 6RU

VAT

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

Rateable Value

Suite Rateable Value	
9	£6,800
11	Awaiting re-assessment

(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)

Beauty and Aesthetics use is not permitted at the property.

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 immediately upon completion of legal formalities.

Viewings

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

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.