

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

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 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.

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**

