

OFFICE | TO LET

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UNIT 9 NEWHALL PLACE, 16-17 NEWHALL HILL, BIRMINGHAM, B1 3JH

580 SQ FT (53.88 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Character First Floor Office Space on Newhall Hill in the Jewellery Quarter

- Character Office
 - Jewellery Quarter Location
 - On-Street Parking Available
 - Self Contained
 - Mezzanine Level
 - Private Kitchen & WC
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DESCRIPTION

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

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

A further benefits included a fitted kitchen and toilets, located off the main office space.

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

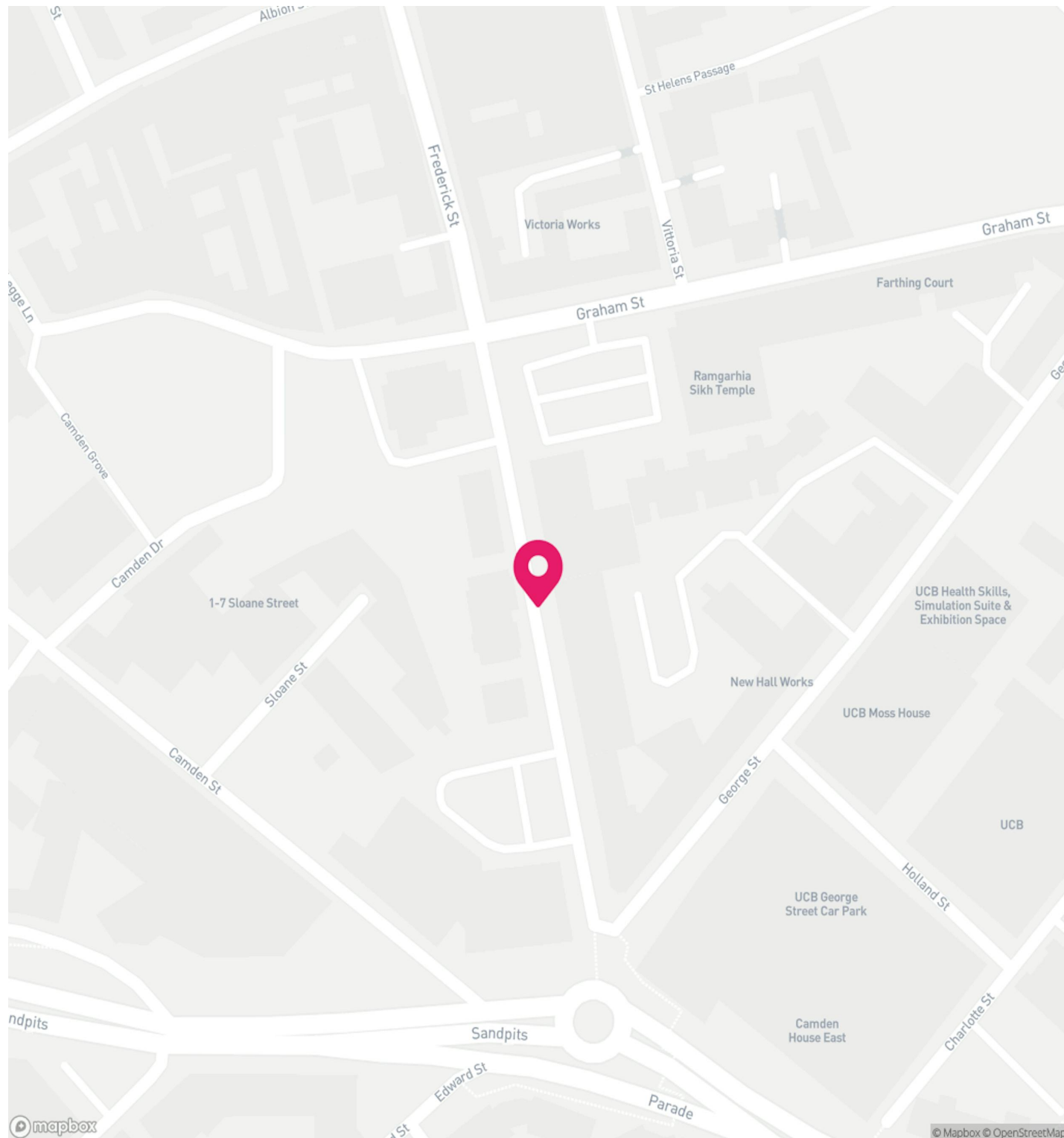


LOCATION

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.



TERMS

The property is available on a new lease, with length to be agreed, at £8,000 (exclusive) per annum.

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 premium is £1,885 (exclusive) per annum.

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.

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

POSSESSION

The property is immediately available following the completion of legal formalities.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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