

Unit E, Ludgate Court, 57 Water Street, Birmingham, B3 1EP



**TO LET**

Modern Office Suite, Close to St Paul's Square

Net Internal Area: 750 ft<sup>2</sup> (69.68 m<sup>2</sup>) approx.

### Location

The property is situated on Water Street within the popular St Pauls district of Birmingham.

Birmingham City Centre is approximately 700 yards to the south east via Ludgate Hill and Church Street with access to the motorway network via the A38(M) approximately 0.75 miles northeast via Ludgate Hill and the A4400 Queensway dual carriageway.

Public transport links are excellent with a number of bus services close by and Snowhill Train and Metro Station being only a short walk.

### Description

The property comprises a modern three-storey modern office building which has been split to provide contemporary accommodation on each level:

The suites have been refurbished to a high standard and provides the following:

- Comfort cooling and heating
- Suspended ceiling with recessed LED lighting
- Carpet tiled flooring
- Perimeter power and data
- Double glazing
- WCs and fitted kitchen
- 1x Car Parking Space

The immediate area provides a vibrant mix of bars, restaurants and cafes with numerous car parks and on street parking options available in close proximity.

### Rental / Terms

The property is available to let on a new lease with length to be agreed at £13,800 per annum exclusive.

### Accommodation

**Total NIA - 750 ft<sup>2</sup> (69.68 m<sup>2</sup>) approximately.**

### VAT

We understand that VAT is payable.

### Energy Performance Certificate

Available upon request from the agent.

### Planning Use

The property has consent under Use Class B1(a) Offices.

### Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

### Availability

The property will be available as of April 2020, subject to the completion of legal formalities.

### Viewings

Strictly via the sole agent: Siddall Jones on **0121 638 0500**

