



Unit E, Ludgate Court

57 Water Street, Birmingham, B3 1EP

A Recently Refurbished Modern Office Suite, Close to St Paul's Square

750 sq ft
(69.68 sq m)

- Refurbished Office
- Colling and Heating
- Carpeted Flooring
- 1 Car Parking Space
- Double Glazing

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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.

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.

Terms

The property is available to let on a new lease with length to be agreed at £13,000 per annum exclusive.

Accommodation

Total NIA – 750 ft² (69.68 m²) approximately.

VAT

We understand that VAT is payable.

Energy Performance Certificate

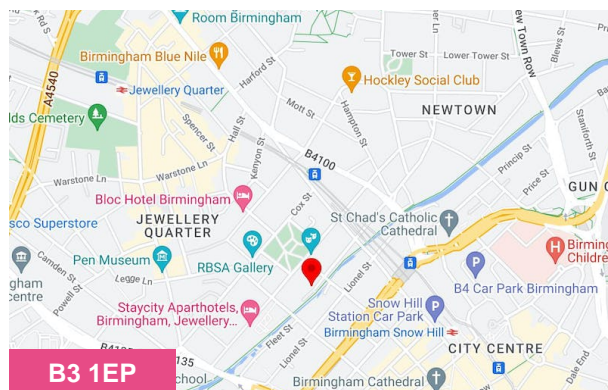
Available upon request from the agent.

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.



Summary

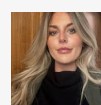
Available Size	750 sq ft
Rent	£13,000 per annum
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon Enquiry

Viewing & Further Information



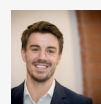
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Availability

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

Viewings

Strictly via the sole agent.