

Warstone Lane, Jewellery Quarter, Birmingham, B18 6JE



**TO LET**

Character First Floor Office/Studio Premises

Net Internal Area: 800 ft<sup>2</sup> (74.32 m<sup>2</sup>)

### Location

The property is situated along Warstone Lane in the heart of Birmingham's historic and vibrant Jewellery Quarter close to the junction with Caroline Street and within only a few yards from the Clock Tower.

The premises are within easy reach of both St Pauls Square and Birmingham City Centre with the National Exhibition Centre and Birmingham International Convention Centre being within close proximity.

The immediate area is well served by public transport with regular bus routes close by and the Jewellery Quarter and Snow Hill Train and Metro being only a short distance away.

### Description

The property comprises a first-floor office / studio premises with pedestrian access from Warstone Lane.

The property is arranged in an "L" shape providing open plan accommodation with fitted kitchen and toilet/shower room off.

The property has been refurbished to a high standard and includes wood laminate flooring, double glazed wooden windows, LED lighting, emulsion coated walls and central heating.

Many of the original features remain adding considerable character to the space.

The kitchen is fully fitted with new appliances, including: gas hob, electric cooker, washing machine and fridge freezer.

The WC area comprises a toilet, sink, heated towel rail and shower.

### Accommodation

**Total (NIA) 800 ft<sup>2</sup> (74. 32 m<sup>2</sup>) approximately**

### Rental / Terms

The property is available to let on a new lease with length to be agreed at £8,400 per annum exclusive.

### Service Charge

None Payable.

### Business Rates

We understand the property qualifies for Small Business Rates Exemption, subject to tenant's eligibility and would recommend any tenant to make their own enquiries with the local billing authority.

### VAT

We understand the property is not elected for VAT.

### EPC

An EPC is available upon request from the agent.

### Services

We understand all mains services are available on or adjacent to the property.

### Legal Fees

Each party to be responsible for their own legal and other fees associated with this transaction.

### Availability

The property is immediately available subject to the completion of legal formalities.

### Viewings

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

