



Regent House, 50 Frederick Street

Jewellery Quarter, B1 3HR

Fully Refurbished First Floor Office Suite in the Jewellery Quarter - 1,892 ft²

1,892 sq ft
(175.77 sq m)

- CAT 6 Cabling
- Feature Spot Lighting
- Fully Refurbished Office
- 5 Glass Partitioned Offices
- CCTV & Intruder Alarm
- Fitted kitchen with integrated appliances

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Description

The property comprises a prominent office premises fronting Frederick Street.

The suite is accessed via a glazed pedestrian access off Frederick Street leading into a reception area with stairwell and passenger lift.

This first-floor suite has undergone a complete refurbishment and fit out providing 5 glass partitioned offices with kitchen, kitchenette and WC facilities.

Specification:

- Passenger Lift
- Raised access flooring
- Senator Office Furniture
- Feature Spot Lighting and Exposed Conduit
- Comfort conditioning
- Fitted kitchen with integrated appliances
- CAT 6 Cabling
- Bespoke unisex toilet facilities
- Double glazed windows with inset blinds
- Card operated door entry system
- CCTV
- Intruder and Fire Alarm

Location

The property is predominately situated along Frederick Street at its junction with Albion Street in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The premises are situated only a short distance from the Clock Tower with the attractive St Pauls Square within walking distance and Brindley Place and Birmingham City Centre just over half a mile.

The immediate area is well served by public transport with the Jewellery Quarter and Snowhill metro/train station within close proximity and frequent bus services nearby.

Terms

The office is available to let on a new lease with length to be agreed at £28,000 per annum exclusive.

Accommodation

Total (NIA) 1,892 ft² (175.78 m²) approximately

Business Rates

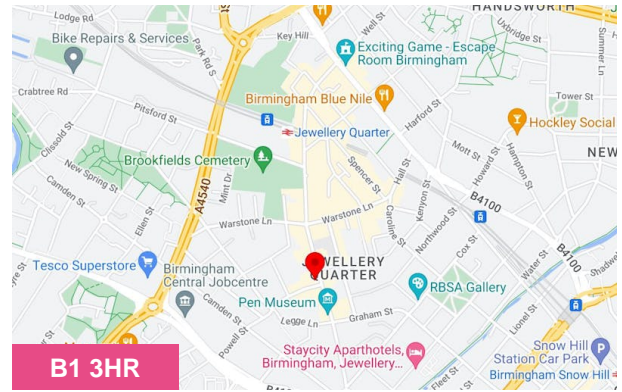
We understand the property qualifies for exemption under Small Business Rates Relief.

Service Charge

A small service charge may be levied in respect of the maintenance and upkeep of the communal areas.

VAT

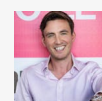
All figures quoted are exclusive of VAT which may be payable.



Summary

Available Size	1,892 sq ft
Rent	£28,000.00 per annum
Business Rates	Exemption under Small Business Rates Relief.
Service Charge	A small service charge may be levied.
Car Parking	N/A
VAT	Applicable. VAT which may be payable.
Legal Fees	Each party to bear their own costs. Each party are to be responsible for their own legal costs incurred during this transaction.
Estate Charge	N/A
EPC Rating	Upon enquiry

Viewing & Further Information



Edward Siddall-Jones

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edward@siddalljones.com

Legal Costs

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

Energy Performance Certificate

Available upon request from the agent.

Availability

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

Viewings

Strictly via the sole letting agent Siddall Jones.