



ASSAY STUDIOS, 141 NEWHALL STREET, BIRMINGHAM, B3 1SF

OFFICE / SERVICED OFFICE TO LET

240 TO 1,925 SQ FT (22.30 TO 178.84 SQ M)



Summary

Serviced Office to Let - Coming Soon Jan 2025

Available Size	240 to 1,925 sq ft
Rent	£12,000 - £84,240 per annum
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon enquiry

- Break out Spaces
- Bicycle Racks
- Disabled Access
- Communal Kitchens
- Exposed Services
- High Speed Wifi
- Meeting Rooms
- Flexible lease terms available



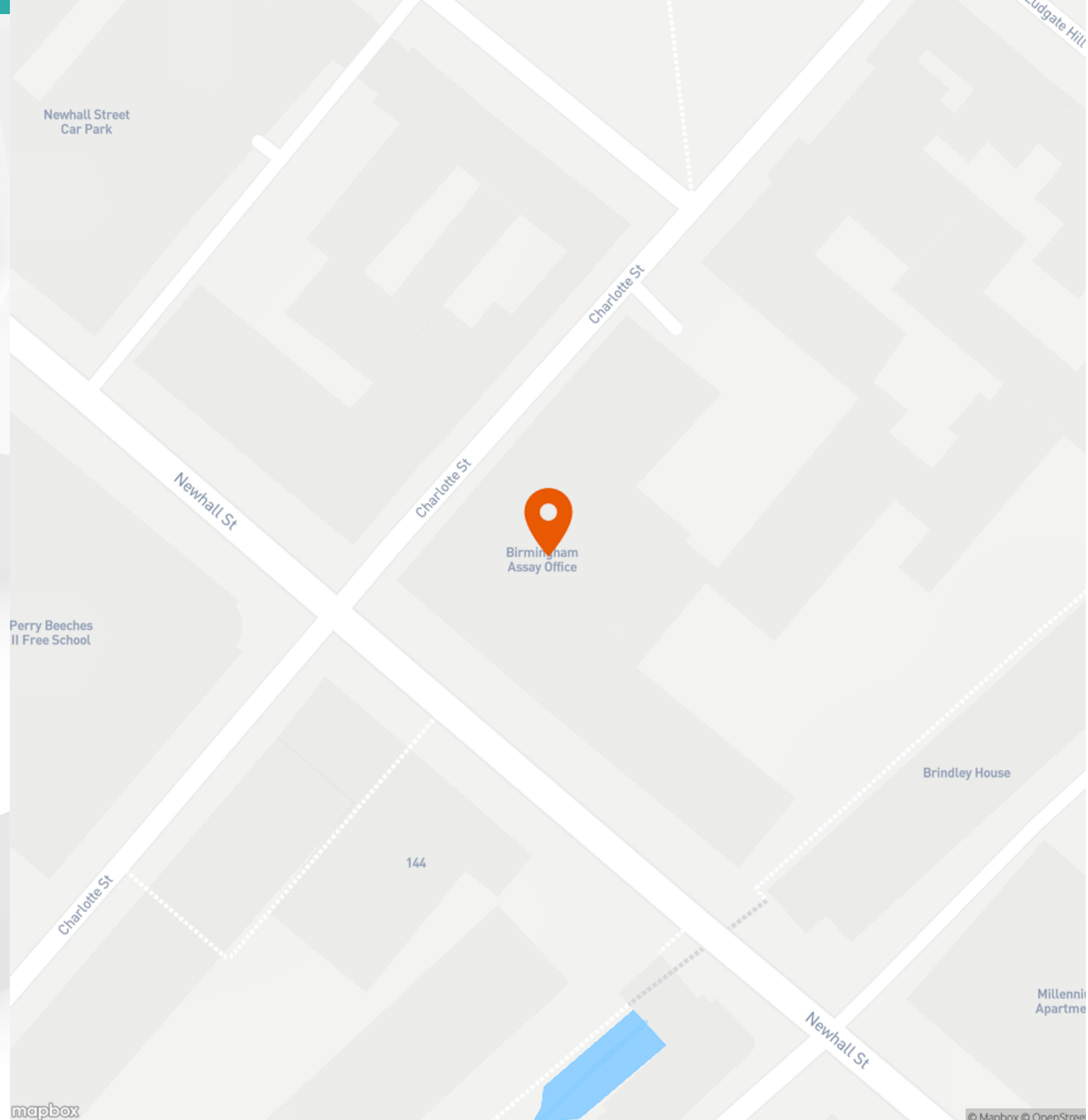
Location



Assay Studios 141 Newhall Street, Birmingham, B3 1SF

Birmingham is the UK's second city with a population of 1.145 million people and there is a population of approximately 4.3 million within the wider Birmingham metropolitan area which includes the cities of Coventry and Wolverhampton and the metropolitan boroughs of Dudley, Sandwell, Solihull and Walsall.

Assay Studios is located on Newhall Street close to St Paul's Square providing easy access to Snow Hill and New Street Railway Stations. Access to the motorway network is via the A38 and NCP parking within walking distance.





Further Details

Description

Assay Studios is a vibrant collection of creative office space, driven by energy and collaboration. Assay also benefits from a selection of unique and interesting communal spaces, meeting rooms, kitchens and large break-out spaces fashioned from the vaults and labs of the original building.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 1.05B	1,001	93	£43,200 /annum	Coming Soon
Unit - B.04	240	22.30	£12,000 /annum	Coming Soon
Unit - 1.06A	1,925	178.84	£84,240 /annum	Coming Soon
Total	3,166	294.14		

Viewings

By prior appointment with the letting agents

Terms

Flexible Lease terms available

Anti-Money Laundering Regulations

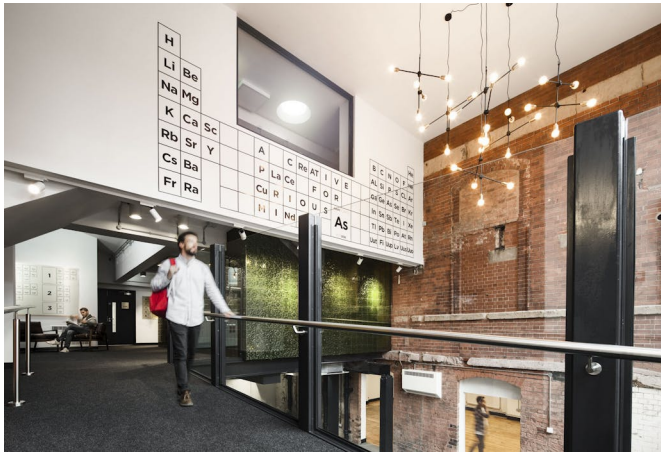
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.





Enquiries & Viewings



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