



**1 The Orb, Carver Street**  
Jewellery Quarter, B1 3AP

**Modern Commercial  
Premises within the  
Jewellery Quarter 1,227 sq ft.**

**1,227 sq ft**  
(113.99 sq m)

- Ground Floor Premises
- Reception Area
- Open Plan
- Modern Flooring
- Air Conditioning

# 1 The Orb, Carver Street, Jewellery Quarter, B1 3AP

## Description

The property comprises a modern ground floor office premises split over two levels with entrance from Carver Street and rear access from the Orb development.

The property leads into a reception with the lower ground being predominately open plan with rear cellular office and WC facilities.

A fitted kitchen is installed within the accommodation and built in storage is provided under the stairs.

The first floor comprises a large glass partitioned office with built in storage, WC facilities and boardroom sited to the rear of the property.

The office has been fitted to an extremely high standard with feature lighting throughout, air conditioning, and a mix of modern floor coverings.

## Location

The property is situated on Carver Street in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The location is approximately 100 metres from the Clock Tower and within walking distance of the Jewellery Quarter train and metro station.

The premises are well located for access to the inner ring road at Icknield Street with Birmingham City Centre approximately 1 mile distant and the attractive St Pauls Square within 1/2 mile.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	474	44.04	Available
1st - First Floor	753	69.96	Available
<b>Total</b>	<b>1,227</b>	<b>114</b>	

## Terms

### Pricing

The property is available to purchase at £250,000 exclusive.

### Accommodation

Ground Floor 474 sq ft

First Floor 753 sq ft

Total 1,227 sq ft

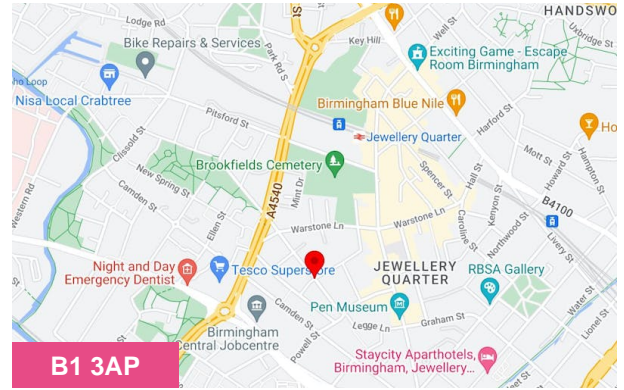
### Service Charge

A service charge is levied in respect of upkeep and maintenance of communal areas.

### Business Rates

We understand the property qualifies for exemption under small business rates relief.

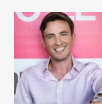
However, we advise all interested parties to make their own enquiries in this regard.



## Summary

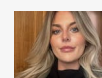
<b>Available Size</b>	1,227 sq ft
<b>Price</b>	£250,000
<b>Business Rates</b>	Qualifies for small business rates relief.
<b>Service Charge</b>	A service charge is levied in respect of upkeep and maintenance of communal areas.
<b>VAT</b>	Applicable. VAT may be payable.
<b>Legal Fees</b>	Each party to bear their own costs. Each party are to be responsible for their own legal costs incurred during this transaction.
<b>EPC Rating</b>	Upon Enquiry

## Viewing & Further Information



### Edward Siddall-Jones

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edward@siddalljones.com



### Sophie Froggatt

0121 638 0500 | 07842013854



## VAT

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

## Legal Costs

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

## Planning Use

We understand that the property has planning consent under use class E.

All interest parties are advised to make their own enquiries with the local planning department.

## Energy Performance Certificate

Available upon request from the agent.

## Availability and Viewings

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

Viewings are strictly via the sole agent Siddall Jones.