

1 The Boxworks, Carver Street, Jewellery Quarter, B1 3AP



# FOR SALE

Modern Commercial Premises within the Jewellery Quarter Net Internal Area: 1,227 ft<sup>2</sup> (114 m<sup>2</sup>) approx.

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## 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.

## Description

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

## Accommodation

Ground Floor	44 m <sup>2</sup>	474 ft <sup>2</sup>
First Floor	70 m²	753 ft <sup>2</sup>
Total	114 m <sup>2</sup>	1,227 ft <sup>2</sup>

#### Pricing

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

#### 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.

#### VAT

All figures quested 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.

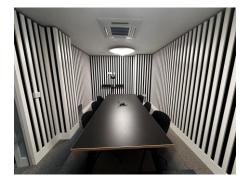
Availability and Viewings

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

Viewings are strictly via the sole agent Siddall Jones on **0121 638 0500** 







Siddall Jones | The Mint | 95 Icknield Street | Birmingham | B18 6RU

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.