



1 The Boxworks

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 Boxworks, 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 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 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.

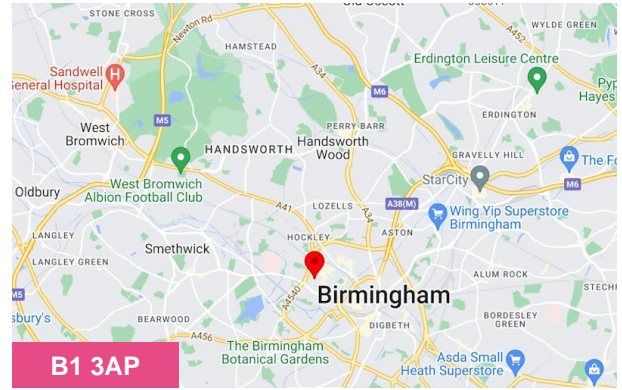
Accommodation

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
Total	1,227	114	

Terms

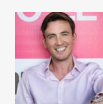
The property is available to purchase at £250,000 exclusive.



Summary

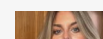
Available Size	1,227 sq ft
Price	£250,000
Business Rates	Qualifies for small business rates relief.
Service Charge	A service charge is levied in respect of upkeep and maintenance of communal areas.
VAT	Applicable. VAT may be payable.
Legal Fees	Each party to bear their own costs. Each party are to be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

Viewing & Further Information



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