

The Silverworks, Northwood Street, Jewellery Quarter, B3 1TX



TO LET

Ground Floor Courtyard Premises with Car Parking

Total (NIA) - 2,100 ft² (195 m²) approx.

Location

The property is located on Northwood Street close to its junction with Caroline Street and St Pauls Square in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The property is well placed for access around the city, being within close proximity to the middle ring road and with Snow Hill and The Jewellery Quarter metro / train stations being within easy walking distance.

The St Pauls Metro is also within close proximity and numerous bus services operate close by.

Description

The subject suite is situated at ground floor level and accessed via an independent doorway which takes you into the central courtyard.

The property is then accessed via a pedestrian door into a welcoming reception area with open plan and some cellular space, providing accommodation for office, retail or training uses - Subject to Planning.

The building is arranged in a U Shape with an annex to the other side of the building providing additional office or meeting space.

The suite has undergone extensive refurbishment and presents well with original crittall windows providing excellent natural, carpet/laminate flooring, feature lighting, air conditioning/heating, fitted kitchen and WC facilities.

Externally the property has the rare advantage of secure car park next door available on a first come first serve basis.

Accommodation

Total (NIA) 2,100 ft² (195 m²) approximately

Rental / Terms

The suite is available to let on a new lease with length to be agreed at £27,000 per annum exclusive.

Service Charge

We understand a service charge is to be levied to cover the maintenance of the courtyard and the communal areas.

VAT

We understand that the property is elected for VAT.

Energy Performance Certificate

Details available upon request.

Services

We understand that the property benefits from all main services either on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that interested parties carry out their own investigations.

Planning Use

We understand the property has consent for Use Class B1 (Business) however we advise all prospective tenants to contact Birmingham City Councils Planning Department on 0121 303 1115 to satisfy them as to their intended use.

Legal Costs

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

Viewings and Further Information

Strictly via prior appointment with the letting agent Siddall Jones on **0121 638 0500**

