

54 Newhall Street, Birmingham, B3 3QG



TO LET (MAY SELL)

Self-Contained Office Building in Birmingham City Centre

Total (NIA) 3,800 ft² (353 m²) approx.

Location

The property occupies a prominent position fronting Newhall Street, near to its junction with Cornwall Street, in the heart of Birmingham's Central Business District.

The property is in close proximity to Snow Hill Station, New Street Station, The Jewellery Quarter and Colmore Row, whilst the main retail district including Grand Central and the Bull Ring are all within close walking distance.

Birmingham's inner ring road, Great Charles Street, is located close by, which in turn provides access to the A38M and the national motorway network via junction 6 of the M6 motorway.

Description

The property comprises an inner terrace Grade II Listed self-contained office building, dating from circa. 1900 of brick construction with stone dressings and part slate part tile roof.

The accommodation extends over four floors plus a basement, the premises have served as offices for a well established law firm for many years, but was originally built as a dental practice.

Internally, the accommodation which requires modernisation and upgrading, retains its original cellular nature.

Finishes are generally painted wallpaper walls, plastered and painted ceilings and carpet covering to office areas.

The accommodation has gas fired central heating and there are various kitchens & WC facilities located within the building.

Rental/Terms

The whole property is available on a leasehold basis at a quoting rent of £60,000 per annum exclusive, subject to contract.

Alternatively, the property can be taken on a floor-by-floor basis with terms to be agreed.

Price / Tenure

Consideration may also be given to a sale of the freehold interest.

VAT

We understand the property is not elected for VAT.

Accommodation

| Area | Size (ft2 / m2) |
|--------------|-----------------------------------|
| Basement | 780 ft2 (72 m2) |
| Ground Floor | 946 ft2 (88 m2) |
| First Floor | 918 ft2 (86 m2) |
| Second Floor | 644 ft2 (60 m2) |
| Third Floor | 513 ft2 (47 m2) |
| Total | 3,800 ft2 (353 m2) approx. |

Planning Use

The property is currently permitted for office use under Use Class E(g)(i), however may hold potential for alternative uses, subject to planning.

Interested parties should make their own enquiries with the local planning authority.

Services

We understand all mains services are available to the property.

The agent has not tested the services and would advise any prospective tenant or purchaser to carry out their own investigations as to the condition and suitability of the installations.

Energy Performance Certificate

Available upon request from the agent.

Legal Costs

Each party are to be responsible for their own legal and professional costs incurred in this transaction.

Availability

The property is immediately available following the completion of legal formalities.

Viewings / Further Information

Strictly via prior appointment via the agent:
Siddall Jones on 0121 638 0500

