www.siddalljones.com



First Floor, 12-14 Regent Place, Jewellery Quarter, Birmingham, B1 3NJ



# TO LET

Character First Floor Office Suite in Jewellery Quarter Net Internal Area: 2,251 ft2 (209.12 m2)

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#### Location

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

Regent Place is accessed from Caroline Street and leads onto Vittoria Street and Graham Street.

The immediate area is well served by public transport with regular bus services and the Jewellery Quarter railway and metro station being only a short distance away.

The location also provides convenient access to St Paul's Square, Brindley Place and Birmingham City Centre.

#### Description

The property comprises a substantial three storey Grade II Listed premises fronting Regent Place and with a rear courtyard providing car parking.

The subject suite is situated on the first-floor level and forms an L shape with large open plan office areas, a separate boardroom and kitchen / dining area.

The property contains many original features including large arch windows allowing plenty of natural light and exposed brickwork walls. The property also benefits from gas central heating throughout.

Accommodation

TOTAL (NIA) 2,251 ft2 (209.12 m2) approximately

### Rental / Terms

The property is available to let on a new lease with length to be agreed at  $\pounds$ 27,500 per annum exclusive.

#### Service Charge

A service charge is levied for the maintenance and upkeep of communal areas including refuse collection, communal cleaning etc.

We understand the current annual premium payable to be  $\pounds4,257.91$  payable monthly ( $\pounds354.83$  PCM) in advance.

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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.

#### VAT

We understand that VAT is not payable.

**Business Rates** 

RV: £13,500

The property is eligible for exemption under Small Business Rates Relief - subject to tenants' eligibility.

**Energy Performance Certificate** 

Available upon request from the agent.

#### Services

We are advised all main services are connected to the property.

#### Planning

We understand that the property has consent under Use Class E.

#### Legal Costs

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

#### Availability

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

#### Viewing

Strictly via the sole selling agent Siddall Jones on 0121 638 0500