

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)

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 £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 £4,257.91 payable monthly (£354.83 PCM) in advance.

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**

