



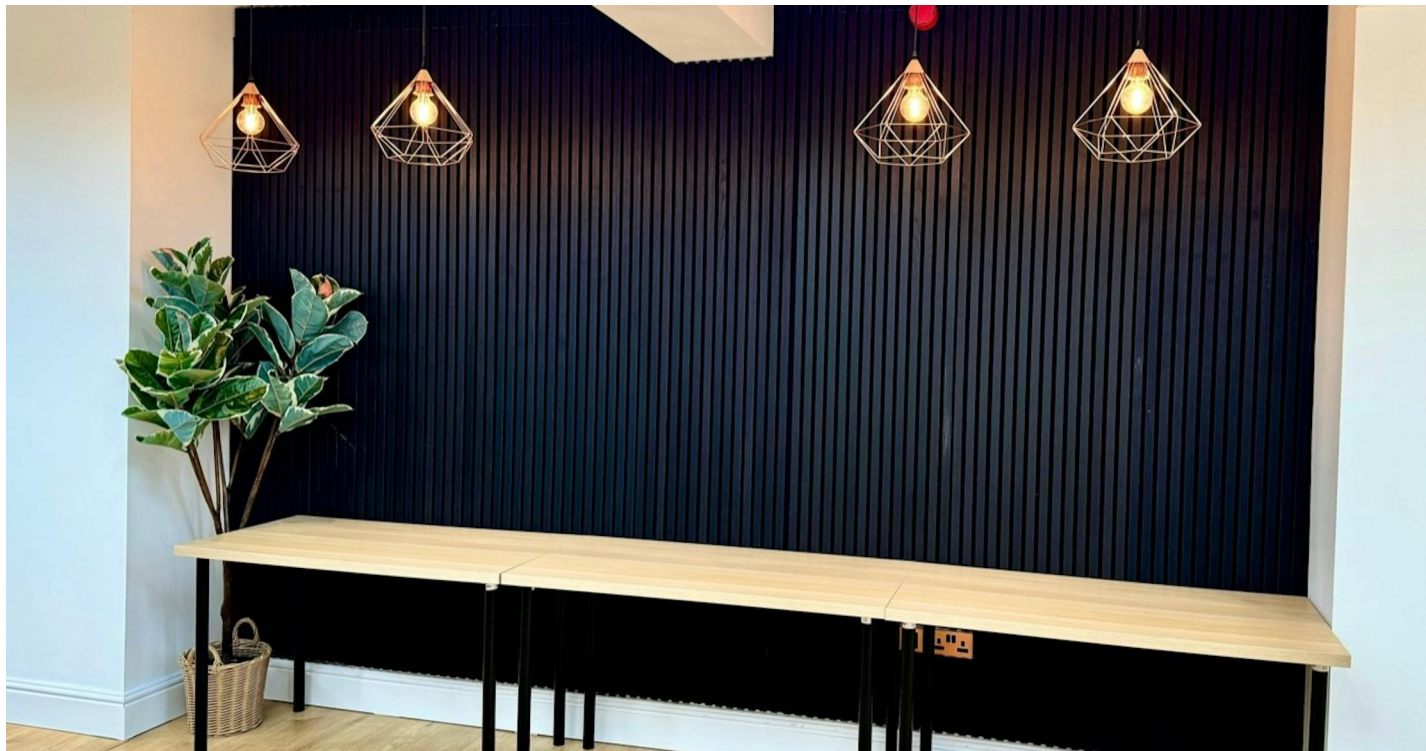
KETTLE HOUSE, BRADFORD STREET, DIGBETH, BIRMINGHAM, B12 0NS

OFFICE TO LET | 958 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Contemporary Office in the Heart of Digbeth

- Newly Refurbished Premises
 - Character Office Building
 - Open Plan Layout
 - Wood Laminate Flooring
 - Feature LED Lighting
 - Private Courtyard at the Rear
-



DESCRIPTION

The property comprises a former kettle manufacturing premises that has been redeveloped to provide contemporary office and studio space for a tenant seeking to enjoy all that Digbeth has to offer in a well-designed and comfortable premises.

The subject suite has been fitted to an extremely high standard whilst keeping many character features.

The tenant will also enjoy the use of a private courtyard to the rear.

The current furnishings can also be purchased via separate negotiation.

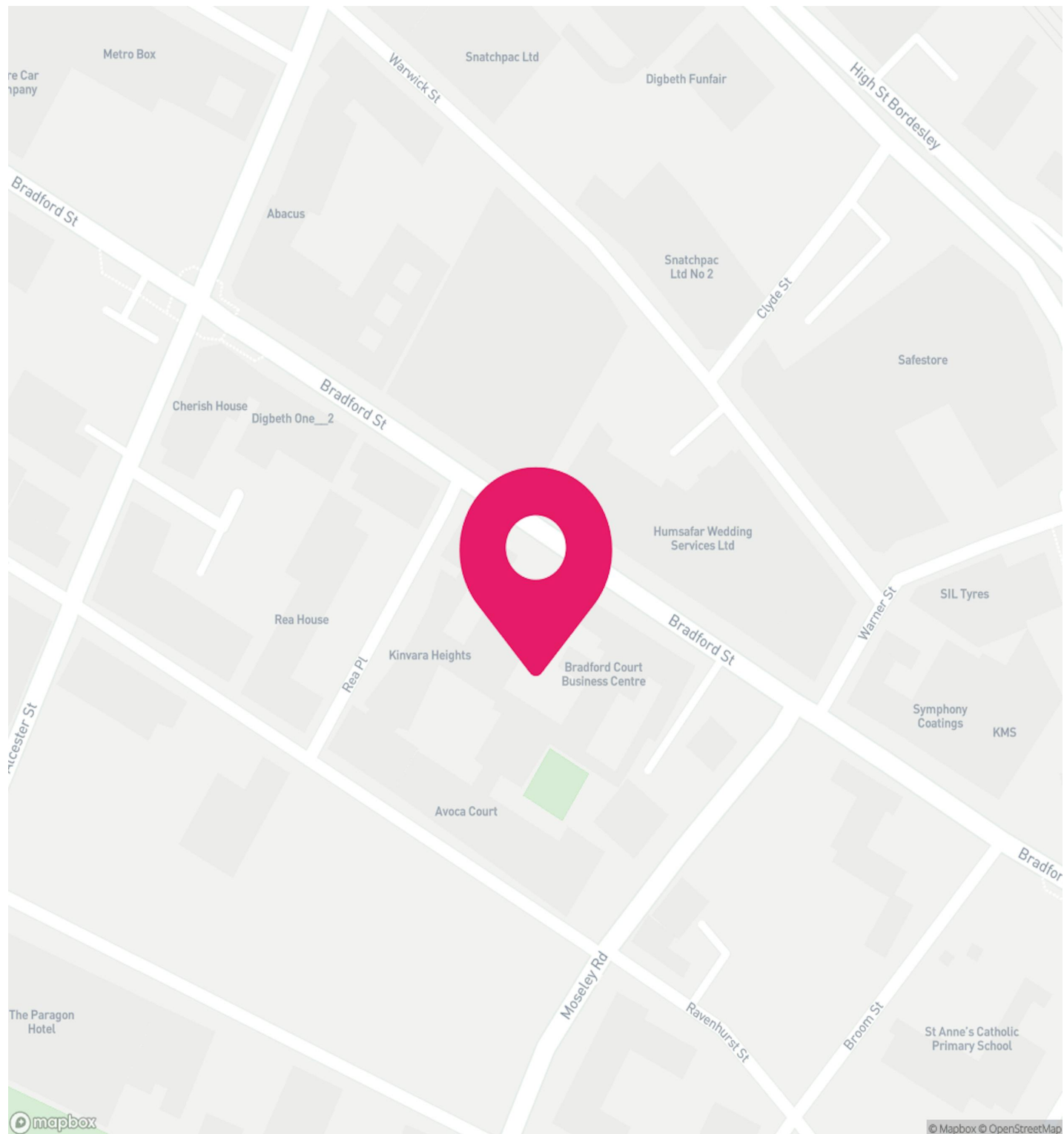


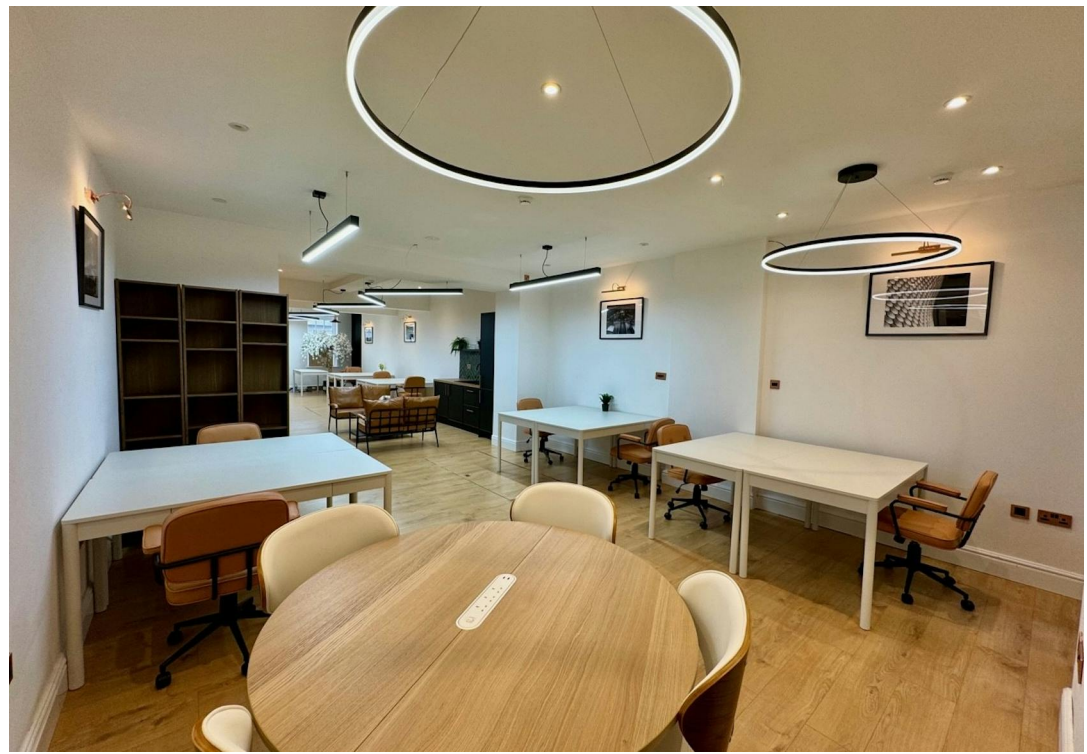
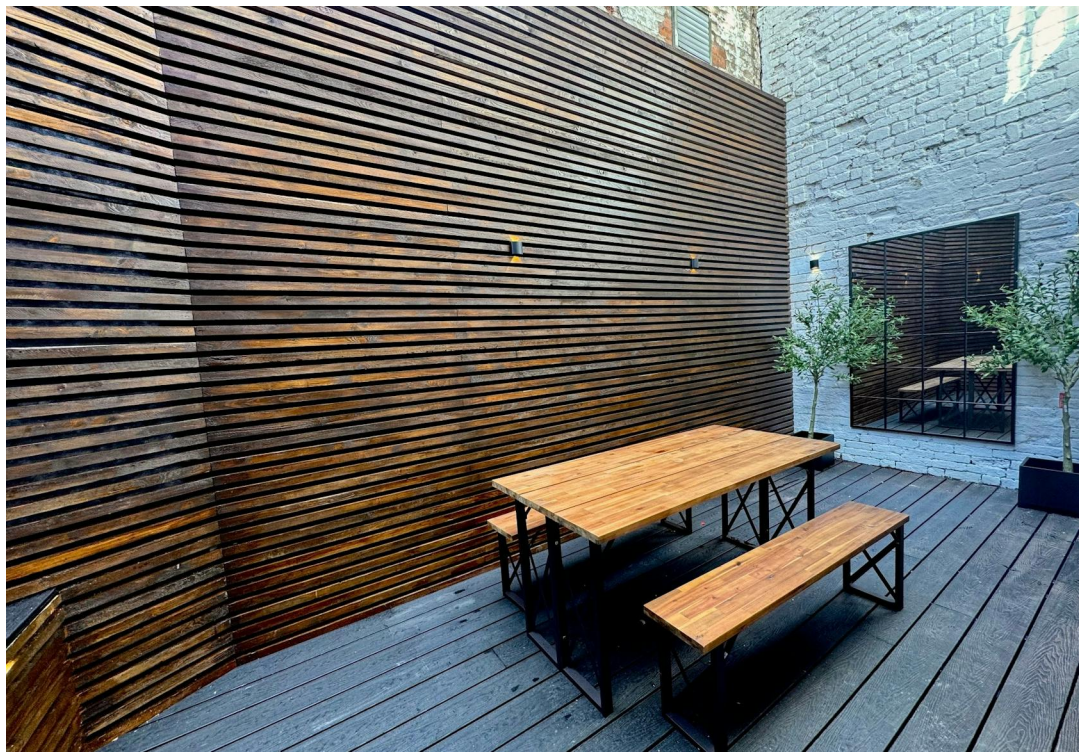
LOCATION

The building occupies a prominent position fronting Bradford Street, Digbeth only $\frac{3}{4}$ mile from Birmingham City Centre and within walking distance of the Bullring Shopping Centre.

The location provides direct access to the Birmingham Inner Ring Road linking with the A38(M) at Dartmouth Circus and onto the national motorway network at J6 M6 some 3 miles distant.

Public Transport is excellent with regular bus services and being situated only a short distance from Moor Street Railway Station.





ACCOMMODATION

Total (NIA) 958 ft2 (89 m2) approx.

RENTAL / TERM

The property is available to let with a new lease, with length to be agreed, at £30,000 per annum exclusive.

VAT

All prices quoted are exclusive of VAT which may be payable.

SERVICE CHARGE

None payable.

BUSINESS RATES

Please contact the agent for further information.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VIEWINGS AND FURTHER INFORMATION

Strictly via the sole letting agents Siddall Jones on 0121 638 0500

SERVICE CHARGE

n/a

LEASE

New Lease

RENT

£30,000 per annum

POSSESSION

Available Immediately

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

Edward Siddall-Jones

0121 638 0500 | 07803 571 891
edward@siddalljones.com

Sophie Froggatt

0121 638 0500 | 07842013854
sophie@siddalljones.com

Ryan Lynch

0121 638 0800 | 07710022800
ryan@siddalljones.com

Scott Rawlings

0121 638 0500 | 07745521743
scott@siddalljones.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 07/10/2024