

Unit 4a, 58 Spencer Street Studios,
Jewellery Quarter, Birmingham, B18 6DS



TO LET

Ground Floor Studio

Net Internal Area: 347 ft² (32.24 m²)

Location

The property is situated along Spencer Street in the heart of Birmingham's historic Jewellery Quarter.

The premises are within easy reach of both St Pauls Square and Birmingham City Centre with the National Exhibition Centre and Birmingham International Convention Centre being within close proximity.

The immediate area is well served by public transport with regular bus routes and the Jewellery Quarter Train and Metro being only a short distance away.

Description

The property comprises a ground floor studio space accessed through a corridor from the right pedestrian door of the main building.

The space is open plan with a large, glazed side elevation overlooking a central courtyard.

The property benefits from laminate flooring, updated electrics, fluorescent strip lighting, gas fired central heating, WC and kitchenette facilities.

Accommodation

Total (NIA) 347 ft² (18.58 m²) approximately

Price / Tenure

The property is available to let on a new lease with length to be agreed at £7,500 per annum exclusive.

Service Charge

A service charge is levied in respect of communal maintenance and upkeep. Approximate figures are quoted below:

Service Charge: £745 PA approx.

VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

Business Rates

We understand the property qualifies for Small Business Rates Relief.

Energy Performance Certificate (EPC)

An EPC has been obtained and is available upon request from the agent.

Planning Permission

We understand the property has planning for Use Class E.

Legal Fees

The landlord will provide a free and easy to understand lease agreement with each party being responsible for their own legal and other fees associated with this transaction.

Availability

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

Viewings

Strictly via the sole agent Siddall Jones on
0121 638 0500

