

7 The Wharf, Bridge Street, Birmingham, B1 2JS



TO LET

Modern Courtyard Office with Car Parking

Net Internal Area: 3,324 ft² (308.8 m²)

Location

The Wharf is a modern courtyard office development situated close to Birmingham city centre, adjacent to Gas Street Basin and close to the Hyatt Hotel, the Mailbox and Brindley Place.

The Wharf Development is accessed from Bridge Street, which connects to Broad Street, and benefits from regular bus services as well as being within walking distance to New Street Station and Snow Hill Station.

Description

The property comprises a modern three storey office building with traditional brick construction under a pitched tiled roof.

The accommodation is split to provide a reception area to the ground floor with large boardroom and additional meeting rooms which have been partitioned. Kitchen and welfare facilities are also provided.

The first floor is open plan with a single partitioned room and has been fitted out to allow for production space. The space could be reconfigured to suit office occupiers or continued use for production/media space.

The second floor benefits from a stunning view over Gas Street Basin, being open plan with cellular partitioned offices around the perimeter of the suite. Further kitchen and welfare facilities are provided.

The space is well fitted with a suspended ceiling with inset lighting, carpet flooring, perimeter power and data, and double-glazed windows. The property is heated via gas central heating.

Externally the property benefits from 5 allocated car parking spaces for the suite.

Accommodation

Total (NIA) 3,324 ft² (308.8 m²) approximately

Rental / Terms

The property is available to let on a new flexible lease at £32,500 per annum exclusive.

Alternatively, consideration may be given to a rental on a floor-by-floor basis at £13,500 per annum exclusive.

Service Charge

A small service charge is levied in respect of maintenance and upkeep of common areas etc.

VAT

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

Planning Use

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

Energy Performance Certificate

Available upon request from the agent.

Services

We understand that all mains services are available on or adjacent to the subject property. The agents have not inspected nor tested the condition of the services and interested parties are advised to carry out their own investigations.

Legal Costs

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

Availability & Viewings

The property is immediately available following the completion of legal formalities. Viewings are strictly with the sole agent Siddall Jones on 0121 638 0500

