

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



**TO LET**

Fully Refurbished - Front Door Office Suite

Net Internal Area: 1,325 ft<sup>2</sup> (123.09 m<sup>2</sup>)

### 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 a secondary access and car parking.

The subject suite can be entered directly off Regent Place or a rear pedestrian door with the main entrance leading into a large and welcoming open plan office with further accommodation and rear stores.

A large boardroom is positioned off the main office area with additional storage, kitchen and toilet facilities.

The property contains many original features and has recently been refurbished to a high standard with wood flooring, exposed brickwork walls, LED lighting, power/data and gas fired central heating.

One parking space is included with the suite with one visitor parking space also available per floor.

### Accommodation

**TOTAL (NIA) 1,325 ft<sup>2</sup> (123.09 m<sup>2</sup>) approximately**

### Rental / Terms

The property is available to let on a new lease with length to be agreed at £15,000 per annum exclusive.

### Service Charge

A service charge is levied for the maintenance and upkeep of communal areas. The current annual premium for the ground floor suite is £2,506.33

### VAT

We understand that VAT is not payable on this property.

### Business Rates

We understand 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 Use

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**

