

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



TO LET

Second Floor Office Suite

Net Internal Area: 1,220 ft² (113.34 m²) approx.

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 along Vittoria Street and the Jewellery Quarter train and metro being only a short distance away.

The location also provides convenient access to St Pauls Square, Brindley Place and Birmingham City Centre.

Description

The property comprises a second-floor office suite which has been refurbished to a good standard and maintains many character features such as exposed brickwork walls, sash windows, exposed timbers, and part wood flooring.

The office is heated by gas fired central heating and lighting is provided by a mix of LED strip and spotlights.

Carpet flooring is laid to the main office area with data and power around the perimeter.

A shared kitchen and dining area is provided, and the part third floor provides a boardroom and breakout space.

Accommodation

Second Floor - 1,220 ft²

Mezzanine - 565 ft²

Terms / Rental

The property is available to let on a new lease with length to be agreed at £21,000 per annum exclusive.

Service Charge

A small service charge is levied for the maintenance and upkeep of communal areas, heating, etc.

VAT

We understand the property is not elected for VAT.

Business Rates

We understand the suite qualifies for exemption under Small Business Rates Relief, subject to tenant's eligibility.

We would however advise all interested parties to make their own enquiries with the local authority.

Energy Performance Certificate

Available upon request from the agent.

Services

We are advised all main services are connected to the property.

Legal Costs

A lease document will be supplied by the landlord at no cost to the tenant.

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

Planning Use

The property has planning consent for Use Class B1 (Business).

Availability

The property is immediately available following completion of legal formalities.

Viewings

Strictly via the agent Siddall Jones on **0121 638 0500**

