



CAR PARKING



FREEHOLD



JEWELLERY
QUARTER



Charter House

163 Newhall Street, Birmingham, B3 1SW

Freehold | Four Storey Modern Office Premises | 3,911 Sq Ft (363.31 Sq M)



FOR SALE



Location

163 Newhall Street is in a prominent position fronting Newhall Street, close to the junction with Charlotte Street. It is ideally located very close to St Paul's Square, and the central business district is circa a six minute walk.

The building is very well located, being circa 3 miles from Junction 6 of the M6 motorway, which links directly on to the national motorway network.



Description

The building consists of a mid terrace modern four storey office building of traditional brick construction, understood to have been built in the early 1990s.

Accommodation is arranged over ground, first, second and third floors. Each floor has its own WC and kitchen facilities.

The ground floor is accessed off Newhall Street and comprises an attractive reception area with meeting rooms off. The ground floor can also be accessed from the rear car park.

A stairwell leads to the first, second and third floors, all of which are in an open plan configuration. The specification includes the following:

- Carpeted floors.
- Floor boxes.
- Perimeter trunking.
- Suspended ceilings.
- LED lighting.
- Air conditioning/comfort cooling.
- Central heating (wet system) via wall mounted radiators.

There is a secure and gated car park to the rear, where there are three car parking spaces available for this building. One of these has an electric car charging point.

Additionally there is an adjacent NCP providing further car parking spaces.



Accommodation

The property has been measured on an IPMS 3 basis as follows:

| Floor | Sq Ft | Sq M |
|--------------|--------------|---------------|
| Ground | 738 | 68.56 |
| First | 1,132 | 105.16 |
| Second | 1,127 | 104.72 |
| Third | 913 | 84.87 |
| Total | 3,911 | 363.31 |



Amenities



Air Conditioning



Jewellery Quarter



Parking



Freehold



Transport Links



Shower Facilities



Further information

Tenure

The building is available on a freehold basis with vacant possession on completion of a sale.

It should be noted that the three car parking spaces are held on a long leasehold basis.

Price

The quoting price is £975,000 exclusive of VAT. Subject to Contract.

Business Rates

The Rateable Value as listed on the Valuation Office Agency website is as follows:

Ground, First & Second Floors
£32,250

Third Floor £8,400

Services

We confirm that we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Estate Charge

An estate charge is payable in respect of the upkeep of the car park.

EPC

The property has an EPC Rating of B.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Anti Money Laundering

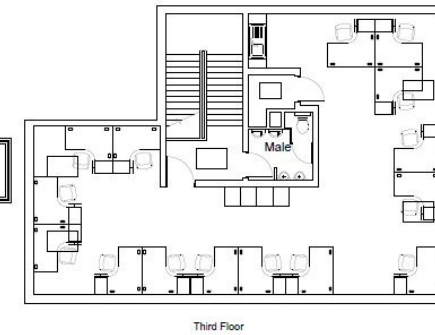
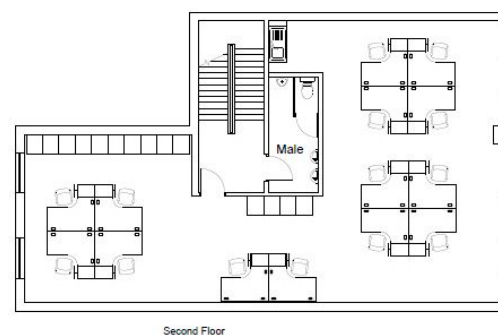
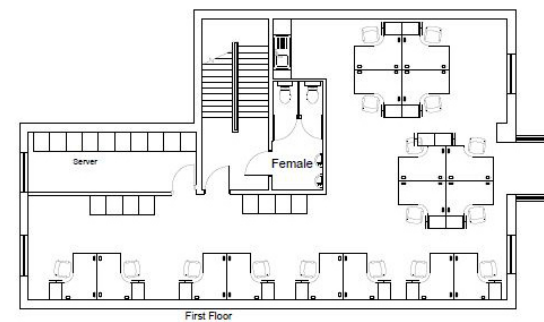
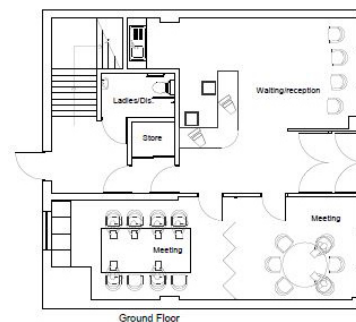
The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

The property is elected for VAT and VAT will be applicable in addition to the sale price.

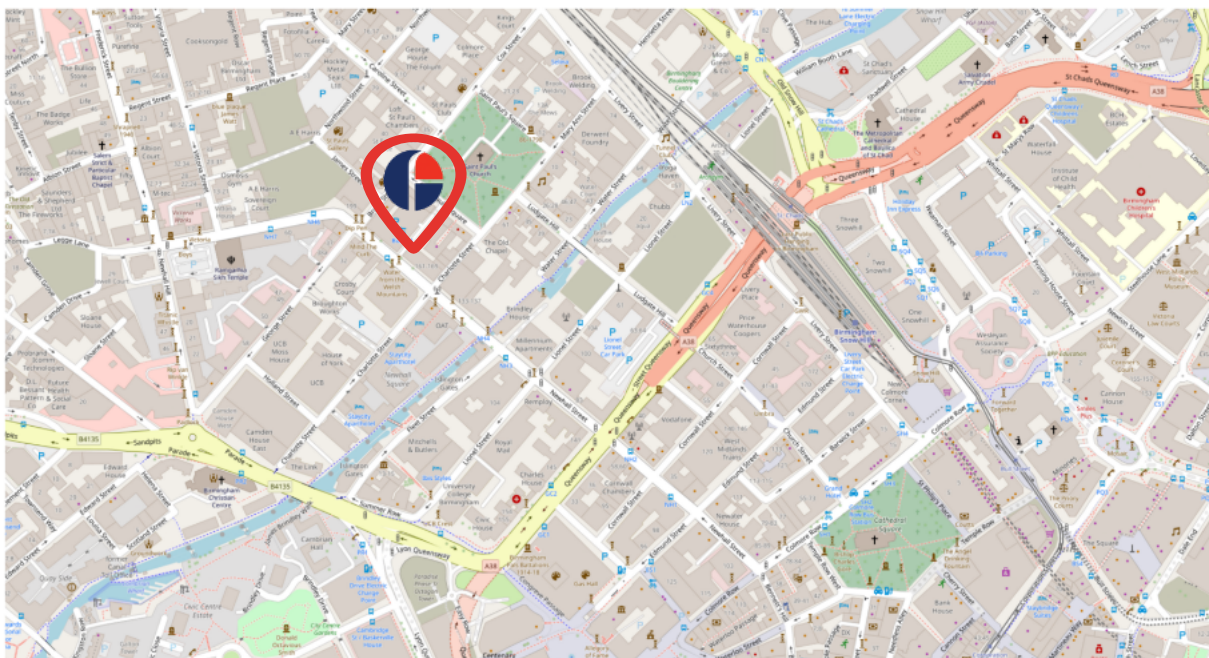
Viewings

Strictly by prior arrangement with the sole agent.

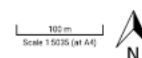


Floorplans not to scale

Charter House, Birmingham



Produced on Land App, Jan 13, 2025.
© Crown copyright and database right 2025 (licence number 100019032)



| | |
|--|---|
| | Approximate Travel Distances |
| | Locations <ul style="list-style-type: none"> • St Paul's Square - 0.1 miles • Bull Ring - 0.8 miles • Colmore Row - 0.3 miles |
| | Nearest Station <ul style="list-style-type: none"> • Birmingham Snow Hill - 0.3 miles • Birmingham New Street - 0.6 miles |
| | Nearest Airport <ul style="list-style-type: none"> • Birmingham International - 10 miles |

| | |
|--|--|
| | Viewings |
| | Charles Warrack 0121 561 7885 07977 512 965 charles.warrack@fishergerman.co.uk |
| | Ellie Fletcher 0121 561 7888 07974 431 243 ellie.fletcher@fishergerman.co.uk |
| | Ellie Salmon 01905 728 446 07890 890 834 ellie.salmon@fishergerman.co.uk |

fishergerman.co.uk



Please Note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated December 2024. Photographs dated December 2024.