

Unit 10, 56 Spencer Street Studios, Jewellery Quarter,  
Birmingham, B18 6DS



**TO LET**

First Floor Studio

Net Internal Area: 311 ft<sup>2</sup> (28.90 m<sup>2</sup>)



### 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 of a first floor suite located to the rear of the courtyard development, which comprises of a number of local creative, aesthetic and manufacturing businesses.

The unit is open plan with a single glazed window to the front elevation with pedestrian access via a communal stairwell.

The property benefits from laminate flooring, emulsion coated walls and fluorescent strip lighting.

The unit benefits from an external WC facilities and water.

### Accommodation

**Total (NIA) 311 ft<sup>2</sup> (28.90 m<sup>2</sup>) approximately**

### Price / Tenure

The property is available to let on a new lease with length to be agreed at £5,000 per annum exclusive.

### Service Charge

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

**Service Charge: £900 PA**

### 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**

