

34-35 Ludgate Hill, Birmingham, B3 1EH



TO LET (MAY SELL)

Self-Contained Office Building with Parking

Net Internal Area: 4,946 ft² (459.46 m²)

Location

The property is situated on Ludgate Hill in Birmingham's Jewellery Quarter an established office location within close proximity to the Central Business District and with numerous leisure and retail facilities close by.

Birmingham city centre is approximately 10 minutes' walk and St. Pauls Square Metro Link is within 5 minutes' walk, running directly to Birmingham Snow Hill Train Station. National motorway access is provided by Junction 6 of the M6 Motorway approximately 2 miles distant.

Description

The property comprises a self-contained office building of brick construction providing a mixture of open plan and individual accommodation over five floors.

The lower ground floor comprises meeting room, toilet facilities and integrated kitchen with additional storage.

The ground floor benefits from an open plan reception area with integral office and additional meeting and boardroom to the rear.

The first floor provides a large open plan office area with perimeter meeting rooms or directors' offices, WC facilities and kitchenette with the remaining floors being predominately open plan accommodation.

Kitchen facilities are provided at lower ground floor level and separate male and female W.C facilities are provided on the lower ground, first and third floors.

The offices has been recently refurbished and benefits from emulsion coated white walls, carpet flooring, air conditioning and gas fired central heating.

Secure parking for at least three cars is accessed directly off Ludgate Hill via the roller shutter door to the front elevation.

Accommodation

Office	m ²	ft ²
Lower Ground Floor	47.01	506
Ground Floor	87.41	941
First Floor	123.13	1,325
Second Floor	124.44	1,340
Third Floor	77.47	834
Total (NIA) approx.	459.46	4,946



Rental / Terms

The property is available to let on a new lease with length to be agreed at £65,000 per annum exclusive.

Alternatively, consideration may be given to the freehold sale of the property.

VAT

All figures quoted are exclusive of VAT which may be payable.

Rateable Value

RV - £46,500

Legal Costs

Each party is to bear their own legal costs incurred during the transaction.

Services

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order.

The agents have not tested any apparatus on site and therefore cannot verify the condition.

Energy Performance Certificate

Available upon request from the agent.

Availability

The property is immediately available following the completion of legal formalities.

Viewings

Strictly via the agent Siddall Jones on 0121 638 0500