

Suite 7, 137 Newhall Street, Birmingham, B3 1SW



TO LET

City Centre Office with Two Car Parking Spaces

Net Internal Area: 1,257 ft² (116.78 m²)

Location

The property is prominently located fronting Newhall Street, within 1 mile of Birmingham city centre. The location is within easy walking distance to both Snow Hill rail station as well as only being 2 minutes' walk from St Paul's Square and the Jewellery Quarter.

Newhall Street links in directly to the A38 Queensway which in turn becomes the A38 Aston expressway and links to Junction 6 of the M6 (Spaghetti Junction).

Description

The office suite is situated on the first floor, which is accessed via a pleasant communal entrance. Benefits include a day-time concierge and lift access to the various floors.

The office comprises of an attractive, self-contained, loft-style office suite which boasts many characterful features including high ceilings with exposed concrete beams, crittall windows, exposed brickwork, and wooden flooring. The space provides two open plan office spaces with a glazed meeting room in between.

The common area provides access to WC and kitchen facilities.

Externally the space benefits from two secure car parking spaces, which are accessed from Water Street.

Accommodation

Total (NIA) 1,257 ft² (116.m² M2 approximately).

Terms

The property is available on a new lease, with length to be agreed, at a quoting rental of £15,500 (exclusive).

VAT

All prices quoted are exclusive of VAT, which may be payable.

Service Charge

A service charge is levied to cover the cost of communal maintenance, buildings insurance and refuse collection.

We understand that the cost of is approximately £4,992 per annum (exclusive).

Rateable Value

The suite benefits from small business rates exemption, subject to tenant qualification.

Interested parties are recommended to verify this position with the Valuation Office.

Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

Services

The suite benefits from mains gas heating and electricity.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Viewing

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

