

OFFICE, RETAIL | TO LET



UNIT 10, 56 SPENCER STREET STUDIOS, JEWELLERY QUARTER, B18 6DS

311 SQ FT (28.89 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

First Floor Studio/Office Space within Spencer Street Studios, Home to a Number of Creative, Aesthetic and Manufacturing Businesses

- Suitable for a Variety of Uses
 - Glazed Elevation Overlooking Central Courtyard
 - Central Jewellery Quarter Location
 - Characterful Features
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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.

(Please note, photos were taken before current tenant took occupation and will be updated when they vacate).



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.



THE JEWELLERY QUARTER

The Jewellery Quarter is one of Birmingham's city centre business hotspots.

The Jewellery Quarter is easily accessible with excellent transport links, including Birmingham Snow Hill Station.

Alternatively, you can reach the Jewellery Quarter from Birmingham City Centre via tram by getting off at the St Paul's stop.

Places to Eat in the Jewellery Quarter

This area is a lively hub with a wide selection of bars, restaurants, cafes, and shops to explore. Popular spots include:

- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

For a more affordable option, consider picking up a meal from the local Tesco and enjoying it in the park surrounding St Paul's Church. It's a perfect spot to relax and get some fresh air during your workday.

Staying Active

If you want to stay active, there are also several gyms in the area, such as SPM Fitness, Temple Gym, and Henrietta Street Gym.

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PRICE / TENURE

The property is available to let on a new lease with length to be agreed at £5,500 per annum exclusive.

SERVICE CHARGE / INSURANCE

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

Service Charge: £706 PA

Insurance: £236 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)

Energy Performance Certificate (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

Viewings are strictly via the sole agent Siddall Jones.

LEASE

The property is available to let on a new lease with length to be agreed.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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