

OFFICE, SERVICED OFFICE | TO LET

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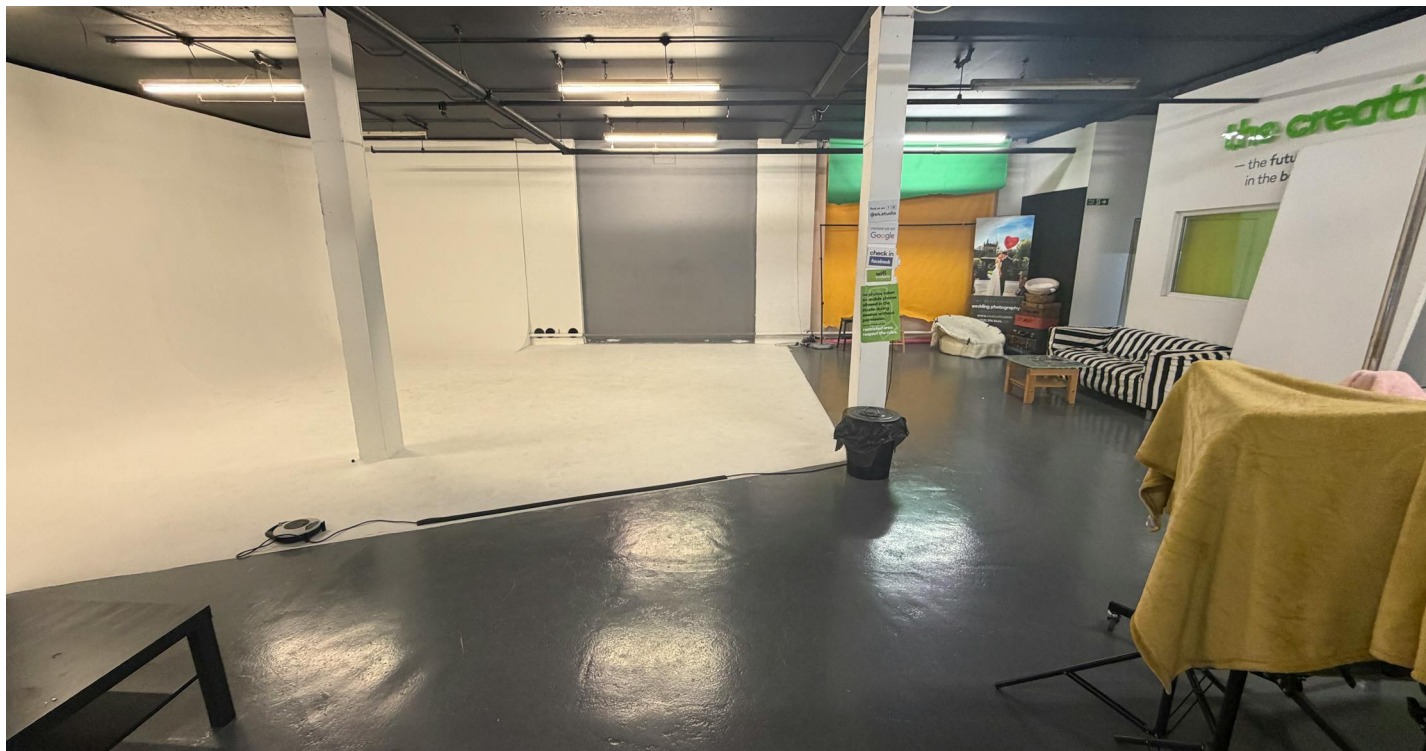
FIRST FLOOR, 94-97 CHARLES HENRY STREET, BIRMINGHAM, B12 0SJ

2,346 SQ FT (217.95 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent First Floor Office & Studio Space
Located Within Established Digbeth Commercial
Area

- First Floor Office & Studio Accommodation
 - Cellular Offices
 - Meeting Rooms
 - Good Levels of Natural Light
 - Open-Plan Studio Area to Rear
 - Kitchen & WC Facilities
 - Suitable to Variety- Subject to Necessary Consents
 - Located in Digbeth
-



DESCRIPTION

The premises comprise first floor office and studio accommodation forming part of 94-97 Charles Henry Street.

Access is provided at street level via a secure intercom-controlled entrance and internal stairwell leading to the first floor.

An inner hallway separates the front and rear sections of the space; the front section provides a series of cellular offices and meeting rooms, with windows to the front elevation providing good levels of natural light.

To the rear is a predominantly open-plan studio area, together with cellular accommodation currently arranged to provide changing, make-up and outfit/costume areas. Separate kitchen and WC facilities are also provided.

The accommodation is presented in generally good condition and offers flexible space suitable for a variety of office, studio, creative or similar uses, subject to any necessary consents.

We have not tested the services or installations and are therefore unable to confirm that they are connected or in satisfactory working order.

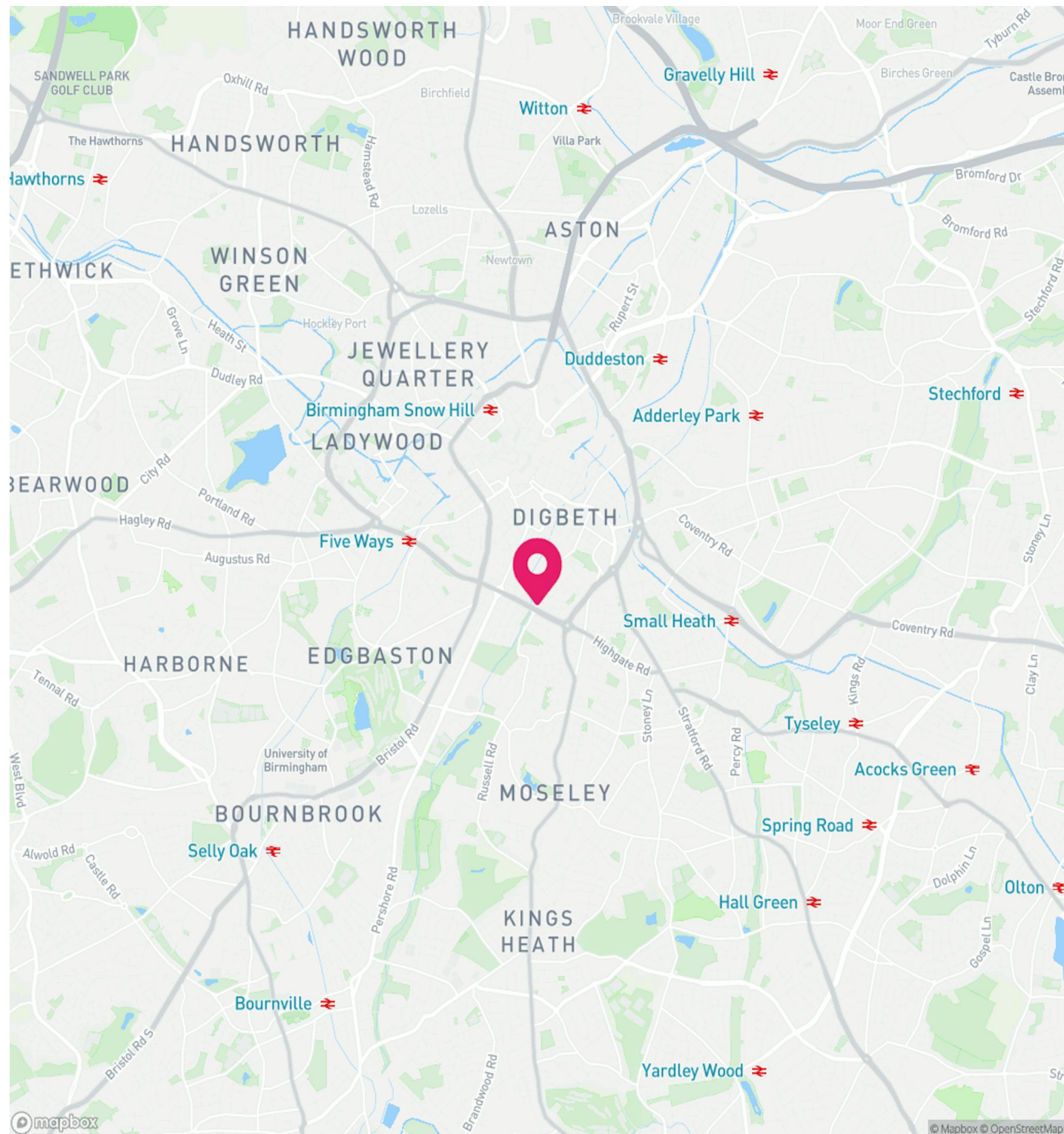


LOCATION

The premises are situated on Charles Henry Street within the established Digbeth/Highgate commercial area, immediately to the south-east of Birmingham City Centre.

The location benefits from excellent road communications, being approximately 0.4 miles from the A38 Bristol Street and Belgrave Middleway, providing convenient access to the Birmingham Middle Ring Road and wider arterial road network. The A38(M) Aston Expressway is approximately 1.5 miles to the north, providing onward access to the M6 and national motorway network.

Birmingham City Centre is within walking distance, while the wider Digbeth area continues to provide a well-established mix of commercial, industrial and creative occupiers.



SERVICE CHARGE

To be confirmed.

LEGAL FEES

All parties to bear their own costs incurred in the transaction.

EPC

Available upon request from the agent.

RATEABLE VALUE

2026 Rateable value - £16,000

RATEABLE VALUE

£16,000

LEASE

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

RENT

£16,800 per annum

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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