

OFFICE | TO LET

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7 THE WHARF, 16 BRIDGE STREET, BIRMINGHAM, B1 2JS

1,108 SQ FT (102.94 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern, First Floor, City Centre Office with 1
Parking Space with Canal Views

- Open Plan Office
 - 1 Car Parking Space
 - Central Heating
 - Double Glazed Windows
 - City Centre Location
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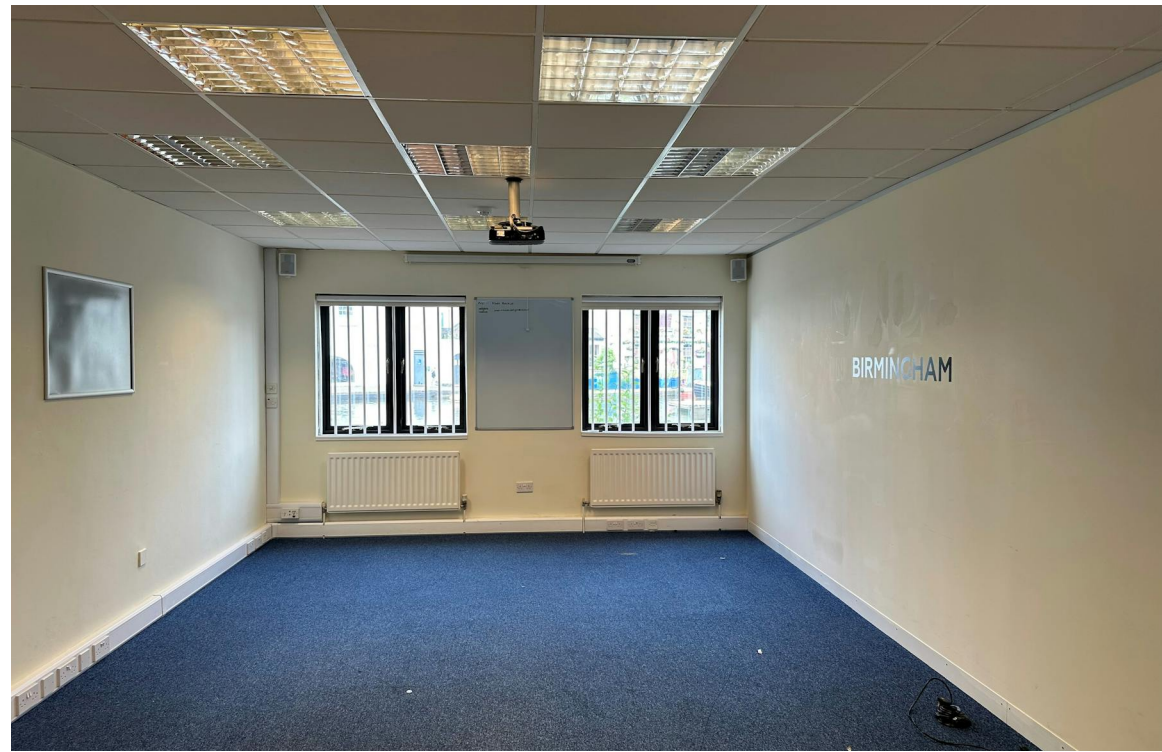
DESCRIPTION

The property comprises a modern three storey office building with traditional brick construction under a pitched tiled roof.

The first floor is mostly open plan with a single partitioned office providing scope to be fitted out or be reconfigured to suit individual requirements.

The space is well fitted with a suspended ceiling with inset lighting, carpet flooring, perimeter power and data, and double-glazed windows. The property is heated via gas central heating.

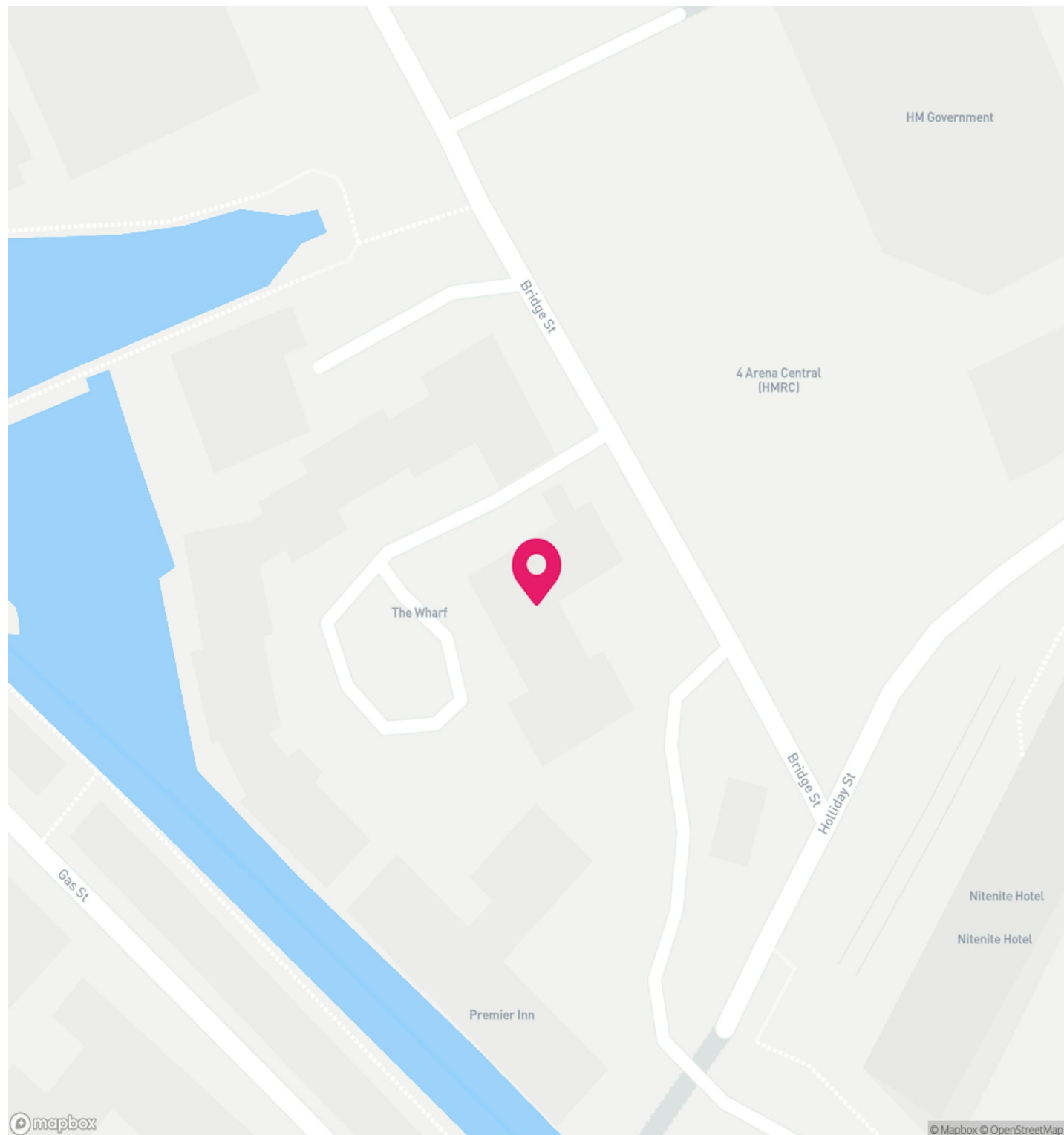
Externally the property benefits from 1 allocated car parking space for the suite.



LOCATION

The Wharf is a modern courtyard office development situated close to Birmingham city centre, adjacent to Gas Street Basin and close to the Hyatt Hotel, the Mailbox and Brindley Place.

The Wharf Development is accessed from Bridge Street, which connects to Broad Street, and benefits from regular bus services as well as being within walking distance to New Street Station and Snow Hill Station.



AVAILABILITY

Name	sq ft	sq m	Availability
1st	1,108	102.94	Available
Total	1,108	102.94	

TERMS

The property is available to let on a new flexible lease at £13,500 per annum exclusive.

RATEABLE VALUE

£12,250. Small Business Rates Relief may be applicable, subject to tenant eligibility

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

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

POSSESSION

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

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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