

# BIRMINGHAM

35-37 Vittoria Street,  
Jewellery Quarter, B1 3ND



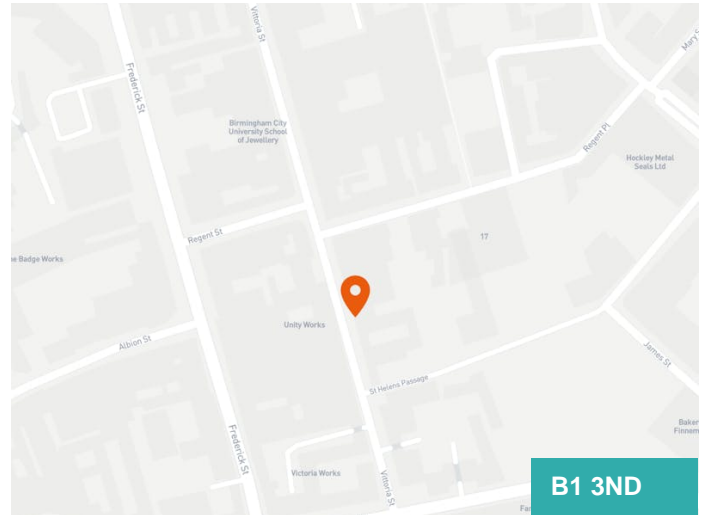
## OFFICE TO LET

**1,217 TO 3,009 SQ FT**

- LED lighting
- Fitted Kitchens
- Fibre connectivity
- 2 Allocated Parking spaces
- Prominent Location
- Self contained offices
- Recently refurbished to a good standard
- Cellular office layout
- Ability to be split

**Self Contained Modern Premises**

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## Summary

Available Size	1,217 to 3,009 sq ft
Passing Rent	£57,000 per annum
Business Rates	Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.
Service Charge	N/A
EPC Rating	D (77)

## Description

A mid-terrace Grade II listed property, arranged as two self-contained separate offices. The property has recently been subject to refurbishment and redecoration, including new LED lighting, carpets and fitted kitchens. We assume 35-37 Vittoria Street is of traditional construction with brick facing elevations under a pitched slate roof.

Arranged over ground, first and second floors, the offices are in excellent condition and present well. The building benefits from fibre connectivity, power, gas fired central heating, fitted kitchen and toilet facilities. Two allocated secure car parking spaces are located to the rear.

## Location

Located centrally on Vittoria Street in the epicentre of the Jewellery Quarter, approximately 400m north west of Birmingham City Centre. Both New Street and Snow Hill railway station are within walking distance.

## Viewings

By prior arrangement via the letting agents.

## Terms

Assignment of a 5 year lease dated 25th June 2024 contracted outside of the security of tenure provisions contained within the Landlord & Tenant 1954 Act.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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