

BURLEY BROWNE

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MODERN OFFICES TO LET

VIRTUAL TOUR AVAILABLE

**GRIFFIN HOUSE
18 LUDGATE HILL
BIRMINGHAM
B3 1DW**



IPMS 3 – Office Area 178.00 sq m / 1,916 sq ft – 245.54 sq m / 2,643 sq ft

Self-contained office suites in Birmingham City Centre, adjacent to St Paul's Square and the Jewellery Quarter

Excellent location with good road and rail links

0121 321 3441

LOCATION

Griffin House is a prominently located office building fronting Ludgate Hill which is adjacent to St. Paul's Square within the Jewellery Quarter.

The property is located 100m from the A38 Queensway which forms the City Centre ring road and connects to the A38 (M) Aston Expressway providing access to the Midlands Motorway network, including the M5, M6, M6 Toll and M42. Griffin House is located just outside Birmingham's Colmore Business District and is within easy walking distance of Birmingham main shopping district and Snow Hill and New Street Railway Stations.

DESCRIPTION

The office suites are accessed via a communal area having the benefit of shared WCs and kitchenette. The building is accessed using an electronic key fob system via an entrance and lobby off Ludgate Hill. A passenger lift provides access to all floors including the car park.

First Floor - Office 1

The suite offers an open plan office benefitting from natural light which has been redecorated and includes carpeting, LED lighting, plaster painted walls, and suspending ceiling.

First Floor - Office 2

The suite offers an open plan office fronting Ludgate Hill which has recently been redecorated and benefits from carpeting, LED lighting, plastered painted walls, suspended ceiling and gas central heating.

First Floor - Office 3

The suite offers an open plan office towards the rear of the property benefitting from carpeting, single glazed windows, suspended ceiling and LED lighting.

Third Floor

A predominantly open plan office which is to be refurbished to include carpeting and plaster painted walls.

RENT

Please see schedule of accommodation below.

LEASE

The property is available by way of a new five year lease or multiples thereof.

SERVICE CHARGE

A Service charge is payable towards the cost of maintaining the external and common areas of the property. Further details on request.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

ENERGY PERFORMANCE CERTIFICATE

Assessment awaited where appropriate.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which we understand may be applicable.

VIRTUAL TOUR

Office 1 - Click [here](#) for a virtual tour.

Third Floor - Click [here](#) for a virtual tour.

VIEWING

Strictly by prior appointment through the sole agent, please contact Burley Browne.

FURTHER INFORMATION

Contact:

Steven Hannaford

Direct Dial: 0121 362 1534 / 07738 713829



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Suite	Floor Area	Quoting Rent	Business Rates 2020/2021
First Floor – Office 1	178.00 sq m / 1,916 sq ft	£30,650 per annum exclusive	Requires re-assessment
First Floor – Office 2	48.31 sq m / 520 sq ft	UNDER OFFER	RV - £5,400 RP - £2,694.60
First Floor – Office 3	31.68 sq m / 341 sq ft	LET	Require re-assessment
Third Floor	245.54 sq m / 2,643 sq ft	£42,250 per annum exclusive	RV - £29,250 RP - £14,595.75

TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk



CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Burley Browne Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd
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