

3-5 St Pauls Square, Jewellery Quarter, Birmingham, B3 1QU



TO LET

Second Floor Offices Overlooking St Pauls Square

Net Internal Area: 2,959 ft² (274.89 m²)

Location

The property occupies a prominent position overlooking St Paul's Square in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The property is only a short walk from Birmingham City Centre and offers excellent communication links with the A38(M) Aston Expressway under 1 mile away which links with the national motorway network at J6 of the M6 (Spaghetti Junction).

The immediate area is well served by public transport with regular bus services nearby and being within close proximity to Snow Hill and New Street Railway and Metro Station.

Description

The property comprises a second-floor office above the Jam House in a character Grade II Listed building.

The space has recently undergone a substantial refurbishment to include:

- Complete redecoration throughout
- New Carpet Flooring
- Feature Lighting
- Mezzanine office/meeting room
- WC and Kitchen facilities

The property enjoys views of St Pauls Square to the front and the City Centre to the rear with a rear balcony providing additional space.

Accommodation

Total (NIA) - 2,959 ft² (274.89 m²) approximately

Rental / Terms

The property is available to let on a new lease with length to be agreed at £38,000 per annum exclusive.

VAT

We understand that the property is elected for VAT.

Energy Performance Certificate

Details available upon request from the agent.

Services

We are advised all main services are connected.

The agents have not inspected nor tested the condition of the services and interested parties are advised to carry out their own investigations.

Business Rates

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

Legal Costs

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

Availability

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

Viewing

Strictly by prior appointment via the sole agents Siddall Jones on 0121 638 0500

