

Regent House, 50 Frederick Street, Birmingham, B1 3HR



TO LET

Fully Refurbished Office Premises on All Inclusive, Flexible Terms

Net Internal Area: 1,829 ft² - 7,640 ft²

Location

The property is predominately situated along Frederick Street at its junction with Albion Street in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The premises are situated only a short distance from the attractive St Pauls Square and just over ½ mile from Brindley Place and Birmingham City Centre.

The immediate area is well served by public transport with the Jewellery Quarter and Snowhill metro/train station within close proximity and frequent bus services nearby.

Description

The property comprises a prominent office premises fronting Frederick Street, with Fredericks Coffee Lounge and Bar on the ground floor.

The upper floors are accessed via a pedestrian access off Frederick Street leading into a reception area with stairwell and passenger lift.

The upper floors comprise modern open plan office accommodation which has undergone a substantial refurbishment including:

- passenger lift
- raised access flooring
- air conditioning
- fitted kitchen with integrated appliances
- CAT 6 Cabling
- bespoke toilet facilities
- full height glass partition meeting rooms and offices
- double glazed windows with inset blinds
- card operated door entry system
- CCTV
- Intruder and Fire Alarm

Services

We understand that all mains services are available on or adjacent to the subject premises.



Accommodation / Rental

The office suites are available to let on flexible terms at £12 per sq. ft.

Floor	Size (ft ²)	Rental & Service Charge (per annum exclusive)
First	1,829	£21,950
Second	1,937	£23,250
Third / Fourth	3,874	£46,490

Legal Costs

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

VAT

All figures quoted are exclusive of VAT which may be payable.

Energy Performance Certificate

Available upon request from the agent.

Availability

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

Viewings

Strictly via the sole agent Siddall Jones on 0121 638 0500