

## The Silverworks, Northwood Street, Jewellery Quarter, B3 1XT



**TO LET**

Modern Character Offices with Car Parking  
Floors Available from 2,245 -4,714 ft<sup>2</sup> approx.

### Location

The property is located on Northwood Street close to its junction with Caroline Street and St Pauls Square in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The property is well placed for access around the city, being within close proximity to the middle ring road and with Snow Hill and The Jewellery Quarter metro / train stations being within easy walking distance.

The St Pauls Metro is also within close proximity and numerous bus services operate close by.

### Description

The property comprises a stunning Grade II listed period office building arranged over three floors and built around a central courtyard.

The building has undergone extensive refurbishment and presents well with a number of original crittall windows allowing for excellent natural light across predominately open floor plates.

Each floor has the benefit of carpet flooring, feature lighting, fitted kitchen and spacious WC facilities.

Externally the property has the rare advantage of secure car parking with 3 spaces provided with each floor.

### Accommodation

	SQ FT	SQ M
First Floor	2,245	208.6
Second Floor	2,469	229.4
<b>Total (NIA)</b>	<b>4,714</b>	<b>438.0</b>

### Rental / Terms

The first floor is available at a rent of £33,675 per annum exclusive.

The second floor is available at a rent of £37,035 per annum exclusive.

Floors can be taken individually or as a whole. Terms to be agreed.

### Service Charge

We understand that a service charge is to be levied to cover the maintenance of the courtyard and the communal areas.

### VAT

We understand that the property is elected for VAT.

### Energy Performance Certificate

Details available upon request.

### Services

We are advised all main services are connected.

### Planning Use

We understand the property has consent for Use Class B1 (Business) however we advise all prospective tenants to contact Birmingham City Councils Planning Department on 0121 303 1115 to satisfy them as to their intended use.

### Legal Costs

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

### Viewings and Further Information

Strictly via prior appointment with the letting agent Siddall Jones on **0121 638 0500**

