

Unit 1 and 3, 58 Spencer Street, Jewellery Quarter, Birmingham, B18 6DS



TO LET

Workshop / Studio Space

Gross Internal Area: 700 ft² (65.03 m²)

Location

The property is situated along Spencer Street in the heart of Birmingham's historic Jewellery Quarter.

The premises are within easy reach of both St Pauls Square and Birmingham City Centre with the National Exhibition Centre and Birmingham International Convention Centre being within close proximity.

The immediate area is well served by public transport with regular bus routes and the Jewellery Quarter Train and Metro being only a short distance away.

Description

The property comprises a ground floor workshop / studio space accessed through a corridor from the left pedestrian door of the main building.

The workshop is open plan with a large glazed side elevation overlooking a central courtyard.

The property benefits from concrete flooring, new electrics and fluorescent strip lighting, concrete flooring, exposed brick walls, gas fired central heating and WC and kitchenette facilities.

Accommodation

Total (NIA) 700 ft² (65.03 m²) approximately

Price / Tenure

The property is available to let on a new lease with length to be agreed at £8,975 per annum exclusive.

VAT

We understand VAT is not payable on the rental.

Rateable Value

We understand the property qualifies for Small Business Rates Relief.

Energy Performance Certificate

An EPC has been obtained and is available upon request from the agent.

Services

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

Service Charge

A small service charge is levied to cover to upkeep and cleaning of communal areas, building insurance, water and emergency lighting.

Planning

We understand the property has planning for Use Class B1 (Business) and B2 (General Industrial).

Legal Fees

The landlord will provide a free and easy to understand lease agreement with each party being responsible for their own legal and other fees associated with this transaction.

Availability

The property is immediately available subject to the completion of legal formalities.

Viewings

Strictly via the sole agent Siddall Jones
0121 638 0500

