

55 Charlotte Street, Jewellery Quarter, Birmingham, B3 1PX



TO LET

Refurbished City Centre Office Suite
Net Internal Area: 1,621 ft² (150.64 m²)

Location

The property is located on Charlotte Street off St Pauls Square in Birmingham's historic and vibrant Jewellery Quarter.

St Paul's Square lies to the west of Ludgate Hill which in turn adjoins Great Charles Street Queensway providing ring road access to the City Centre and A38(M) Aston Expressway and linking with J6 of the M6 approximately 2 miles distant.

Snowhill and New Street rail stations are both within walking distance and a number of bus services are located close by.

Description

The property comprises a modern office building with impressive entrance and reception area off Charlotte Street.

We are offering the first-floor suite which can be accessed via lift access from the main reception.

The suite has been refurbished to a high standard including carpet tiled flooring, white emulsion coated walls, suspended ceiling with inset lighting, central heating, perimeter power/data and integral kitchen area.

The space is predominantly open plan in its configuration with one partitioned meeting room.

Accommodation

Total (NIA) 1,621 ft² (150.64 m²) approximately

Rental / Lease Terms

The property is available by way of a lease to 3rd March 2023 at a rental of £25,636 per annum exclusive.

VAT

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

Planning Use

We understand the property has consent under Use Class B1a (Offices)

We would advise all parties to make their own enquiries with the local planning authority.

Services

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

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

Energy Performance Certificate

Available upon request from the agent.

Legal Costs

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

Availability

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

Viewings

Strictly via the letting agent Siddall Jones on 0121 638 0500

