

F3 Aquinas House, 63 Warstone Lane, Jewellery Quarter, B18 6NG



**TO LET**

Character Office Accommodation

Net Internal Area: 800 ft<sup>2</sup> (74.32 m<sup>2</sup>) approx.

### Location

The property is prominently positioned on the corner of Warstone Lane and Tenby Street North in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The immediate area is well served by public transport with regular bus services along Warstone Lane and being situated only a short distance from the Jewellery Quarter railway and metro station.

The premises are well located for access to the inner ring road at Icknield Street with Birmingham City Centre approximately 1 mile distant and the attractive St Pauls Square within 1/2 mile.

### Description

This substantial Grade II\* listed property has been carefully restored to a high standard offering a variety of office accommodation with 24/7 access.

The subject suite is accessed from Warstone Lane leading into a magnificent hallway with large feature staircase featuring Victorian tiled walls and impressive artwork.

The subject suite is at second floor level and leads into a reception area with rear open plan office.

The main office area benefits from carpet flooring, large windows providing excellent natural light, perimeter power and data points, central heating, spot lighting and intercom.

To the rear of the suite is a fitted kitchen and additional area with two WCs.

### Accommodation

**Total (NIA) -800 ft<sup>2</sup> (74.32 m<sup>2</sup>) approx.**

### Rental / Terms

The office suite is available on a new lease, with length to be agreed at £8,000 per annum exclusive (£666.67 PCM).

### Service Charge

A service charge is levied in respect of the maintenance and upkeep of communal areas and services such as waste disposal, cleaning etc.

We understand the current service charge to be £1,600 per annum (£133.33 PCM).

### Business Rates

We understand the property qualifies for Small Business Rates Relief, subject to tenant's eligibility.

### Legal Costs

An in-house easy to understand lease is produced by the landlord at no cost to the ingoing tenant.

### VAT

All prices quoted are exclusive of VAT which we understand is not payable.

### Planning Use

We understand that the unit has planning permission under use classes B1a (Offices).

The property may be suitable for other uses subject to planning consent.

### Energy Performance Certificate

Available upon request from the agent.

### Viewings

Strictly via the sole letting agent Siddall Jones on:  
**0121 638 0500**

