

24 Clement Street, Jewellery Quarter, Birmingham, B1 2SL



FOR SALE

Modern Business Premises Close to the City Centre

Net Internal Area: 1,765 ft² (148.64 m²)

Location

This property is situated on Clement Street, off the A457 Sandpits Parade, which sits within the inner Birmingham Ring Road and provides easy access to all other major arterial routes out of the city.

Approximately 2 miles north east of the property is Junction 6 of the M6, and Birmingham's Spaghetti Junction, which provides access to the national motorway network.

Both Birmingham City Centre and the Jewellery Quarter are within close proximity with the Arena Birmingham (formerly the National Indoor Arena) and Brindley Place being situated only a short distance from the premises.

Description

The property benefits from an extensive glazed frontage to Clement Street being situated within close proximity to Birmingham City Centre and Brindley Place.

Comprising a substantial ground floor space with full height powder coated windows and independent entrance leading into a reception area the space offers a well fitted modern workspace with an industrial feel and benefits from a minimum ceiling height of 9.2ft with exposed steel roof, fluorescent strip lighting, ceiling mounted data trays, CAT 5E data cabling, intercom access and three phase electricity.

The office space is predominantly open plan with a cellular board room and has been retrospectively fitted to a high standard. The area also includes a WC and fitted kitchen.

Externally 1x secure car parking space is included with plentiful car parking available nearby.

Accommodation

Total (NIA) - 1,765 ft² (148.64 m²) approximately

VAT

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

Terms

The property is available to purchase at £310,000 for the long leasehold interest exclusive.

Rateable Value

RV - £8,900

The rateable value qualifies for Small Business Rates Relief if applicable for your business.

Legal Costs

Each party are responsible for their own legal costs incurred during the transaction.

Service Charge

A small service charge will be payable for maintenance of communal areas and buildings insurance.

Energy Performance Certificate

Available upon request from the agent.

Services

It is understood that all mains electric, water and drainage 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.

Availability

The properties are immediately available, subject to the completion of legal formalities.

Viewing

Strictly via the sole selling agents Siddall Jones on **0121 638 0500**

