

Northwood Street, Jewellery Quarter, Birmingham, B3 1TX



TO LET

New Build Four Storey Office Premises

Net Internal Area: 2,492 ft² (231.51 m²) approximately

Location

The property enjoys a commanding position being situated near the junction of Northwood Street and Mary Street in the heart of Birmingham's historic and vibrant 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 both within walking distance.

The immediate area is well served by public transport with regular bus routes close by and Snow Hill and the Jewellery Quarter Train Station being only a short walk.

Description

The office comprises a four-storey building of steel frame construction with brick elevations and aluminium framed windows.

The salient points are as follows:

- Lift access
- Carpet flooring
- Suspended ceiling with inset lighting
- Emulsion coated walls
- CAT 5 data cabling
- WC and Kitchen facilities
- Gas fired central heating / Air Conditioning available

Accommodation

Total (NIA) 2,492 ft² (231.51 m²) approximately

Rental / Terms

The property is available to let, on a new lease with length to be agreed at £34,900 per annum exclusive.

VAT

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

Services

It is understood all mains services are available on or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations

Legal Costs

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

EPC

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

Availability

It is expected the property will be available in July 2019.

Viewings

Strictly via the sole agent Siddall Jones on 0121 638 0500

