



TO LET

Offices

1st Floor, 121-133 Sherlock Street, Southside, Birmingham, B5 6NB

5,923 sq ft (550.22 sq m)

£12,000 pax

LOCATION

The property is located in the Southside area of Birmingham, at the junction of Sherlock Street with Hurst Street – and within easy walking distance of the Arcadian Centre, Chinatown and Birmingham City centre. The property is easily accessed from the A4540 Belgrave Middleway which in turn connects with all major arterial routes leading into and out of the city centre. Bus routes serve the local area, with both New Street and Moors Street railway stations within easy reach, as well as the National Express Coach Station in Digbeth.

DESCRIPTION

The subject accommodation comprises the entire first floor offices situated above a parade of shops and the Cobs Bar at ground level. There is limited off street parking to the rear of the property, however there are a number and other surface and multi storey car parks in the immediate vicinity.

ACCOMMODATION

The subject accommodation comprises of the entire first floor of a 2 storey mixed use parade, prominently located at the junction of Sherlock Street and Hurst Street.

	sq m	sq ft
Offices	550.22	5,923
Total	550.22	5,923

RENT

Quoting rent is £12,000 per annum exclusive, payable quarterly in advance.

LEASE TERMS

The accommodation is available by way of a new short term lease for a maximum term of 3 years (contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954).

BUSINESS RATES

Rateable Value: £49,500

UTILITIES

The tenant will be responsible for payment of all utilities costs to the accommodation.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

SERVICE CHARGE

A service charge is payable by the occupiers to cover the cost of maintenance and upkeep of communal areas such as car parking and landscaping used by all.

VAT

All figures are exclusive of VAT which will be charged at the standard rate if applicable.

EPC

E- 105. Copy of the certificate is available on request.

VIEWING

Strictly by prior appointment:

Richard Bache

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Or

Alexia Frixou

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SUBJECT TO CONTRACT

February 2018

Amended September 2018



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