

Suite 8, Caroline Court, Caroline St, Jewellery Quarter, B3 1UF



TO LET

Modern Office Premises

Net Internal Area: 1,248 ft² (115.90 m²)

Location

The property is predominantly situated fronting Caroline Street at its junction with Regent Parade and close to Warstone Lane in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The premises are within easy reach of both St Pauls Square (150m) and Birmingham City Centre with the National Exhibition Centre and Birmingham International Convention Centre being within close proximity.

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

Description

The property comprises an office suite located in Caroline Court.

The office is accessed from main reception with lift and stair access to the upper floors. The suite is predominately open plan with partitioned boardroom and separate toilet.

A kitchenette is provided within the office area and the property benefits from carpet flooring, suspended ceiling with inset lighting, perimeter trunking and double glazed windows.

The property has 1x allocated car parking space which is accessed off Regent Parade.

Accommodation

NIA - 1,248 ft² (115.90 m²) approximately

Terms

The property is available on a new lease, with length to be agreed at £13,750 per annum (exclusive).

VAT

We understand that all outgoings contained within the lease will be subject to VAT.

Rateable Value

We understand that the current rateable value is £11,250 per annum which will qualify for small business rates exemption.

We recommend that all interested parties contact Birmingham City Council rating team to clarify.

Legal Costs

Both parties to bear their own legal and surveyor's costs incurred during the transaction.

Service Charge

A service charge is levied in respect of the upkeep and maintenance of the building.

Service charge budget available on request.

Energy Performance

Available on request from the agent.

Viewing

Strictly via the sole agents Siddall Jones 0121 638 0500.

