

200 Alcester Street, Digbeth, Birmingham, B12 0NQ



**TO LET**

Modern Business Premises

Net Internal Area: 1,650 ft<sup>2</sup> (153.28 m<sup>2</sup>)

### Location

The property is situated on Alcester Street, Digbeth approximately 1.5 miles east of Birmingham City Centre and within close proximity to the Bull Ring Shopping Centre.

National motorway access is provided via J6 of the M6 motorway some 3 miles distant.

### Description

The property comprises a prominent ground floor property within the Abacus development, benefiting from a substantial glazed frontage to Alcester Street,

The property is entered of Alcester Street and leads into an open plan office area. Additional cellular space has been created at the rear of the property providing additional office/meeting rooms.

The property benefits from carpet flooring, suspended ceiling with CAT III inset lighting, air conditioning, emulsion coated walls, a number of power and data sockets, kitchenette and WCs.

### Accommodation

**Total (GIA) - 1,650 ft<sup>2</sup> (153.28 m<sup>2</sup>) approximately**

### Rental / Terms

The property is available to let on a new lease with length to be agreed at £24,000 per annum exclusive.

### VAT

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

### Energy Performance Certificate

Available upon request from the agent.

### Planning

We understand that the property has planning consent under Use Class B1 (Business) Office.

The property may be suitable for other uses subject to the appropriate planning permission. All interested parties should contact Birmingham City Council Planning Department on 0121 305 1115.

### Services

We understand that all mains services are connected on or adjacent to the property.

The agents have not tested the services and prospective purchasers are advised to make their own enquiries regarding the adequacy and condition of these installations.

### Legal Costs

Each party are to be responsible for their own legal fees incurred during this transaction.

### Availability

The property is immediately available following the completion of legal formalities.

### Viewings

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

