

28 Carver Street, Jewellery Quarter, Birmingham, B1 3AS



TO LET

Two Storey Industrial Warehouse Premises

Gross Internal Area: 3,579 ft² (332.50 m²)

Location

The building is located on Carver Street in the heart of Birmingham's historic and vibrant Jewellery Quarter only a short walk from the Clock Tower.

Carver Street can be approached from Warstone Lane and Tenby Street North. The nearby A4540 Icknield Street provides ring road access around the City and a direct route to the A38(M) Aston Expressway at Dartmouth Circus linking with the national motorway network at J6 of the M6 Motorway (Spaghetti Junction).

The immediate area is well served by public transport with regular bus services and being within close proximity to the Jewellery Quarter train and metro station.

Description

The premises comprise of a two storey building of brick built construction with a single storey industrial building towards the rear surmounted by a pitched roof incorporating translucent roof panels.

The office accommodation on the first floor benefits from carpets, plaster & painted walls, suspended ceilings incorporating CAT 2 lighting, wall mounted electric heaters, a kitchen area and WC facilities.

The workshop accommodation benefits from concrete floors, fluorescent strip lighting, warm air gas heater blower, an overhead crane, three phase electric and an electric metal roller shutter to the front.

Accommodation

Total GIA 3,579 Ft² (332.5 M²)

Services

We are advised that all mains services are connected however prospective occupiers are advised to test the services and ensure that they are suitable for the proposed use.

Terms

The property is available to let on a new lease with length to be agreed at £12,750 per annum exclusive

VAT

We have been advised that the property is not elected for VAT.

Legal Costs

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

Energy Performance Certificate

Available upon request from the agent.

Availability

The property is available immediately, subject to the completion of legal formalities.

Viewings

Strictly via the sole agent: **Siddall Jones on 0121 638 0500**

