

96 Icknield Street, Jewellery Quarter, Birmingham, B18 6RU



**FOR SALE**

Refurbished Character Office Building with Car Parking

Total Area: 8,000 ft<sup>2</sup> (743.21 m<sup>2</sup>)

### Location

The property occupies a prominent position fronting Icknield Street (A4540) part of Birmingham's inner ring road and providing a direct route to the A38(M) at Dartmouth Circus linking with J6 of the M6 motorway at Spaghetti Junction.

The Mint development is situated a short distance from the Jewellery Quarter and St Pauls Square as well as being located just over half a mile from Brindley Place and Birmingham City Centre.

The immediate area is well served by public transport with regular bus services nearby and being within walking distance of the Jewellery Quarter Metro/Train Station.

### Description

The property comprises an impressive Grade II Listed property that has been converted to provide hi-specification contemporary office accommodation over three levels.

The building has been finished to an extremely high standard with many original features being retained including exposed brickwork walls and structural steelwork.

Externally the property benefits from 6 allocated car parking spaces.

### Specification

- Striking Glass Feature Entrance
- Large Reception Area
- Karndean Flooring Throughout
- Comfort Cooling/Heating
- LED Lighting
- Perimeter Trunking and Floor Boxes / Fully Networked
- Toilet Facilities to Each Floor
- Gated Entrance and Intercom Access
- 6x Secure Underground Car Parking

### Accommodation

**Total - 8,000 ft<sup>2</sup> (743.21 m<sup>2</sup>) approximately**



### Tenure / Price

The property is available to purchase with offers in the region of £1,150,000 sought for the freehold interest, subject to contract.

### VAT

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

### Energy performance Certificate

Available upon request from the agent.

### Legal Fees

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

### Planning

We understand that the property has planning permission under use class B1(a) Offices.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

### Availability

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

### Viewings

Strictly via the sole selling agent Siddall Jones on:

**0121 638 0500**