

The Orb, 105 Carver Street, Jewellery Quarter, Birmingham, B1 3AP



TO LET

Modern Split-Level Office Premises

Net Internal Area: 1,440 ft² (133.78 m²) approximately

Location

The property is situated along Carver Street in the heart of Birmingham's historic and vibrant Jewellery Quarter within walking distance of the Jewellery Quarter train and metro station.

The premises are well located for access to the inner ring road at Icknield Street with Birmingham City Centre approximately 1 mile distant and the attractive St Pauls Square within 1/2 mile.

Description

The property comprises a modern front door office premises with large glazed frontage and pedestrian access off Carver Street.

The property is arranged over a ground and first floor split level with the ground being open plan with wood flooring, emulsion coated walls, CAT III lighting, air conditioning, CAT 5 perimeter trunking, kitchen and WC facilities.

The first floor comprises an open plan office area with wood flooring and a full height glass partitioned board room. Internal security shutters and intruder alarm are also provided.

Accommodation

TOTAL (NIA) 1,440 ft² (133.78 m²) approximately

Rental / Terms

The property is available to let on a new lease with length to be agreed at £18,500 per annum exclusive.

Car Parking

1 x secure, gated car parking space is available via separate negotiation.

Service Charge

A service charge is levied in respect of upkeep and maintenance of communal areas.

Business Rates

Rateable Value - £11,000

The property qualifies for Small Business Rates Relief and therefore any tenant eligible for this will not pay any Business Rates.

Legal Costs

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

Planning Use

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

The property may be suitable for alternative uses, subject to obtaining the necessary change of use.

Energy Performance Certificate

Available upon request from the agent.

Availability

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

Viewing

Strictly via the sole agent Siddall Jones on 0121 638 0500

