

11 The Wharf, Bridge Street, Birmingham, B1 2JS



TO LET

Modern Courtyard Office with Car Parking

Net Internal Area: 3,140ft² (291.71 m²)

Location

The Wharf is a modern courtyard office development situated close to Birmingham city centre, adjacent to Gas Street Basin and close to the Hyatt Hotel, The Mailbox and Brindley Place.

The Wharf Development is accessed from Bridge Street, which connects to Broad Street, and benefits from regular bus services as well as being within walking distance to New Street Station and Snow Hill Station.

Description

The property comprises a modern three storey office building of traditional brick construction under a pitched tiled roof.

The accommodation provides a large and welcoming reception area to the ground floor with open plan office and rear meeting room. Kitchen and welfare facilities are also provided.

The first and second floors are predominantly open plan with additional meeting room off.

The space is well fitted with a suspended ceiling with inset lighting, carpet flooring, perimeter power and data, and double-glazed windows. The property is heated via gas central heating.

Externally the property benefits from 4 allocated car parking spaces.

Accommodation

Ground Floor	1,028 ft2	95.50 m2
First Floor	1,025 ft2	95.22 m2
Second Floor	1,087 ft2	100.10 m2
Total (NIA)	3,140 ft2	291 m2

Rental / Terms

The property is available to let on a new flexible lease at £30,000 per annum exclusive.

Service Charge

A small service charge is levied in respect of maintenance and upkeep of common areas etc.

VAT

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

Planning Use

We understand that the property has consent under Use Class E (offices).

Energy Performance Certificate

Available upon request from the agent.

Services

We understand all mains services are available on or adjacent to the subject property. The agents have not inspected nor tested the condition of the services and interested parties are advised to carry out their own investigations.

Legal Costs

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

Availability & Viewings

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

Viewings are strictly with the sole agent Siddall Jones on 0121 638 0500

