

13 Caroline Street, Jewellery Quarter, Birmingham, B3 1TR



**TO LET**

Modern Front Door Office with 4x Car Parking Spaces

Net Internal Area: 2,000 ft<sup>2</sup> (185.80 m<sup>2</sup>)

### Location

The property is predominantly situated fronting Caroline Street at its junction with Northwood Street and only a few meters from St Pauls Square in Birmingham's historic Jewellery Quarter.

St Pauls Square is one of the last remaining Georgian squares in Birmingham, offering a vibrant place to work, live and socialise.

St Pauls Square offers a number of bars, restaurants and coffee houses, as well as being only 5-10 minutes' walk from the Central Business District of Colmore Row and the major shopping areas of Grand Central and the Bullring.

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

### Description

The property comprises a modern three storey end terrace office building, fronting Caroline Street.

The property is of traditional brick construction surmounted by a pitched tiled roof and comprises a welcoming reception area, office space and air-conditioned boardroom, meeting room, toilets and kitchen facilities.

Two upper floors comprise relatively open plan accommodation with toilets and kitchenette to each floor.

The offices benefit from carpet flooring, double glazing, central heating and LED recessed lighting and shower facilities.

Externally a courtyard off Northwood Street provides valuable car parking for 4 car parking spaces.

### Accommodation

**Total (NIA) 2,000 ft<sup>2</sup> (185.80 m<sup>2</sup>) approximately**

### Rental / Terms

The property is available to let on a new lease with length to be agreed at £26,500 per annum exclusive to include the 4 car parking spaces.

### VAT

We understand the property is elected for VAT.

### Rateable Value

Rates Payable: £10,000 approx. per annum

### Energy Performance Certificate (EPC)

C - 64

### Planning Use

We understand the property has consent under Use Class E Offices. Please refer any queries to Birmingham City Council Planning Department on 0121 303 1115.

### Services

We are advised all main services are connected.

### Money Laundering

The money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties.

### Legal Costs

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

### Availability / Viewings

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

Viewings are strictly by prior appointment with sole letting agent Siddall Jones on **0121 638 0500**

