

50 Newhall Hill, Jewellery Quarter, Birmingham, B1 3JN



FOR SALE

Detached Headquarters Office with 23 Car Parking Spaces

Net Internal Area: 6,692 ft² (621.70 m²)

50 Newhall Hill, Jewellery Quarter, Birmingham, B1 3JN

Impressive Headquarter Office Building Close to the Jewellery Quarter and City Centre

Overview

- Impressive Office Premises
- Detached Building
- Two Storey
- 24 Secure Car Parking Spaces
- Basement Storage and Archive
- Located in the Heart of the Jewellery Quarter
- 6,692 ft² (621.70 m²)
- £1,000,000 Purchase price



Location

The property is situated on Newhall Hill in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The premises are situated only a short distance from the attractive St Paul's Square and just over ½ mile from Birmingham City Centre, Brindley Place and the Convention Quarter.

The immediate area is well served by public transport with the Jewellery Quarter and Snowhill Metro/Train Station within proximity and frequent bus services close by.

Description

The property comprises an impressive, detached office building arranged over two main floors with a lower ground that provides secure archive and storage space.

The property is of traditional brick and block construction surmounted by a pitched tiled roof and a number of double-glazed windows providing good natural light throughout.

Feature detailing on the brickwork has also been used to provide some contrast between the brickwork façade and an impressive central entrance is situated within the centre of the property and opens into a welcoming reception area.

The offices are able to provide open plan accommodation with the ground floor having been partitioned to provide a variety of self-contained offices and meeting rooms, canteen, kitchen and toilet/shower facilities.

The first floor provides more open plan accommodation with some partitioned offices at the front elevation overlooking Newhall Hill.



The property provides: carpet flooring, suspended ceiling with CAT II inset lighting, air conditioning, gas central heating and perimeter power and data.

A lower ground floor area provides an archive room and storage with access from the rear car park.

Externally the property benefits from a generous tarmacadam car parking area with barriered entrance from Newhall Hill and parking for approximately 24 vehicles.

Accommodation

Total (NIA) - 6.692 ft² (621.7 m²) approx.

Site Area - 0.24 Acres (0.10 Hec) approx.

Tenure

The property is held long leasehold for a term of 125 years from 30th April 1994 at a peppercorn rental.

Proposal

Offers in excess of £1,000,000 are sought, subject to contract.

VAT

All prices are exclusive of VAT

Rateable Value

We understand the property has a Rateable Value of £73,800 and Rates Payable will be approximately £37,000 per annum.

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 Use

We have been verbally advised the property has planning permission under Use Class E but would recommended contacting the local planning department for confirmation.

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

Money Laundering

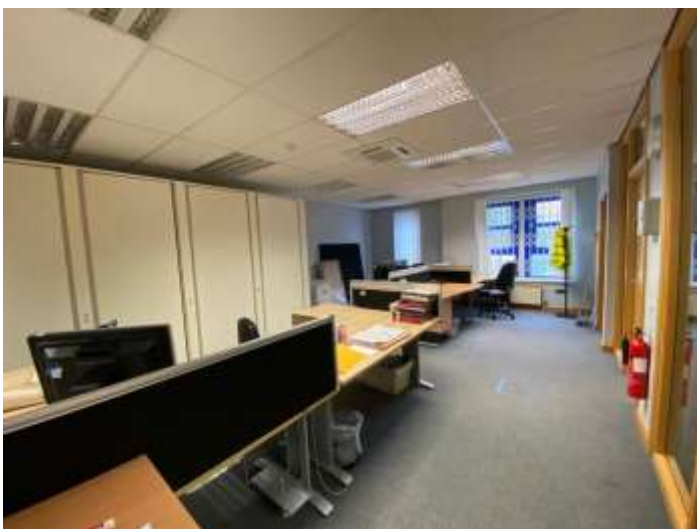
In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the tenant.

Availability

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

Viewings

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





Siddall Jones | [The Mint](#) | [95 Icknield Street](#) | [Birmingham](#) | [B18 6RU](#)

T: 0121 638 0500

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.