

Aquinas House, Warstone Lane, Jewellery Quarter, B18 6NG



TO LET

Character Office Accommodation
Office Suites from 1,600 - 4,100 ft²

Location

The property is prominently positioned on the corner of Warstone Lane and Tenby Street North in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The immediate area is well served by public transport with regular bus services along Warstone Lane and being only a short distance from 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

This substantial Grade II* listed property has been carefully restored to a high standard offering a variety of office accommodation with 24/7 access.

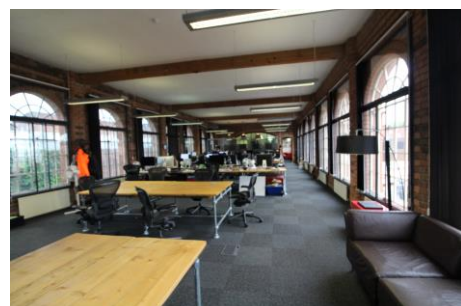
The subject suite is accessed from Warstone Lane leading into a magnificent hallway with large feature staircase and Victorian tiled walls.

The offices retain a number of character features with the windows having been updated with secondary glazing. The suites have their own independent gas central heating supply along with raised access flooring and feature lighting.

To the rear of the suite is a mess room with WC facilities. A separate kitchen with built in appliances is also provided along with a mezzanine office/ meeting room with full height glass partition.

Accommodation

Suite	Size ft ²	Rental (per annum)
First Floor F1	1,600 ft ²	£20,000
First Floor F2	2,500 ft ²	£31,500
Combined	4,100 ft ²	£51,500



Service Charge

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

We understand the current service charge is £2.25 per ft².

Business Rates

We understand the property qualifies for exemption under Small Business Rates Relief, subject to tenant's eligibility.

Car Parking

Available via separate negotiation.

The property is also within close proximity to the Jewellery Quarter car park on Legge Lane and within an area offering permit parking.

Legal Costs

An in-house easy to understand lease is produced by the landlord at no cost to the ingoing tenant.

VAT

All prices quoted are exclusive of VAT which we understand is not payable.

Planning Use

We understand that the unit has planning permission under use classes B1a (Offices).

The property may be suitable for other uses subject to planning consent.

Energy Performance Certificate

Available upon request from the agent.

Viewings

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