

22a Great Hampton Street, Birmingham, B18 6AH



TO LET

Character Ground Floor Office Suite

Net Internal Area: 715 ft² (66.42 m²) approx.

Location

The property is situated in a prominent location fronting the main A41 Great Hampton Street at its junction with Hartford Street on the fringe of Birmingham's historic Jewellery Quarter.

The centrality of this property's location means that Snow Hill Train Station is just a seven-minute walk, while Birmingham New Street is a short 15-minute walk.

As well as being within walking distance of the city's major public transport routes, the main Aston expressway is just one mile east of the property, allowing easy access to Junction 6 of the M6 Motorway at Spaghetti Junction.

Description

This unique property is located on the corner of Great Hampton and Hartford Street - just a stone's throw from the heart of the Jewellery Quarter, with exceptional transport links and independent hotspots around every corner.

This ground floor suite has been carefully restored and refurbished to a modern standard whilst retaining its historic character and feel.

Features

- Access flooring
- Carpet tiled floor covering
- LED lighting
- Central heating
- Meeting room or Director's office
- Self-contained kitchen / canteen area
- Use of larger boardroom on mezzanine level

Accommodation

Total (NIA) - 715 ft2 (66.42 m2) approx.

Rental / Terms

The property is available to let on a new lease with length to be agreed at £14,450 per annum exclusive.

Service Charge

A small service charge may be levied for the maintenance and upkeep of communal areas.

Business Rates

The suite has yet to be assessed for rating purposes.

However, we expect the suite to be eligible for Small Business Rates Relief. We would, however, recommend all prospective tenants make their own enquiries to satisfy themselves to this regard.

VAT

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

Legal Costs

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

Energy Performance Certificate

Available on request from the agent.

Availability

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

Viewing

Strictly via the sole agents Siddall Jones on 0121 638 0500



Siddall Jones | The Mint | 95 Icknield Street | Birmingham | B18 6RU

T: 0121 638 0500