

Kettle House, Bradford Street, Digbeth, Birmingham, B12 0NS



TO LET

Contemporary Office Building in the Heart of Digbeth

Net Internal Area: 3,400 ft² (315.87 m²)

Kettle House, Bradford Street, Digbeth, Birmingham

A new creative office space located in Birmingham's Creative Quarter

Overview

- Newly Refurbished Premises
- Character Office Building
- Self Contained Property
- Open Plan Layout
- Wood Laminate Flooring
- Feature LED Lighting
- Exposed Timber Roof Truss
- Can be personalised - subject to tenant's occupational requirements
- 3,400 ft2 (315.87 m2)
- £65,000 per annum exclusive



Location

The building occupies a prominent position fronting Bradford Street, Digbeth only ¼ mile from Birmingham City Centre and within walking distance of the Bullring Shopping Centre.

The location provides direct access to the Birmingham Inner Ring Road linking with the A38(M) at Dartmouth Circus and onto the national motorway network at J6 M6 some 3 miles distant.

Public Transport is excellent with regular bus services and being situated only a short distance from Moor Street Railway Station.

Description

The property comprises a former kettle manufacturing premises that has been redeveloped to provide contemporary office and studio space for a single tenant seeking to enjoy all that Digbeth has to offer in a well-designed and comfortable premises.

The property will be fitted to an extremely high standard whilst keeping many character features.

The property can also be designed to cater for tenants' occupation requirements subject to early engagement.

Accommodation

Each floor comprises a little over 1,000 ft2 of space with a lower ground providing an addition 400 ft2.

Total (NIA) 3,400 ft2 approx.

Rental / Term

The property is available to let with a new lease, with length to be agreed, at £65,000 per annum exclusive.

VAT

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

Service Charge

None payable.

Business Rates

Please contact the agent for further information.

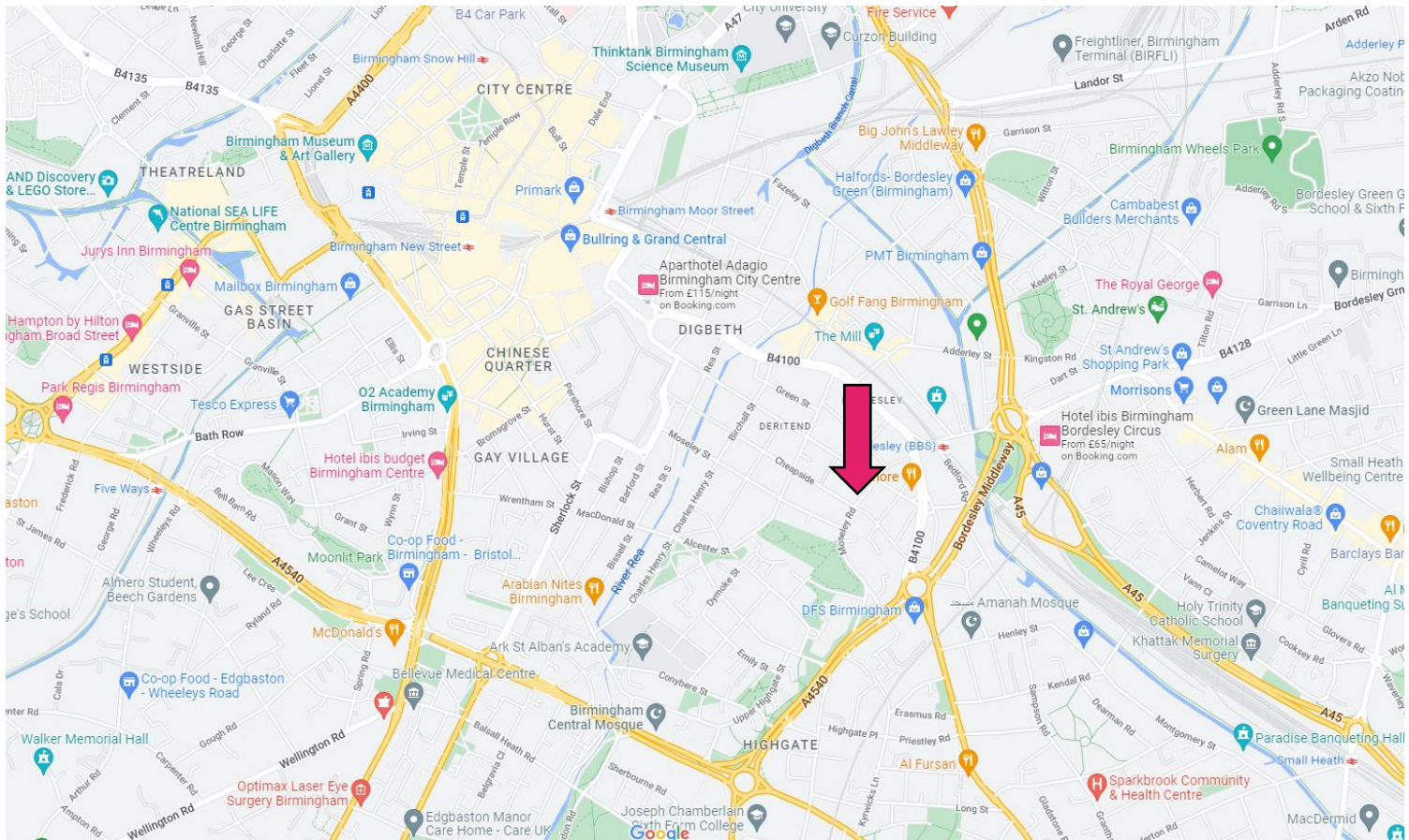
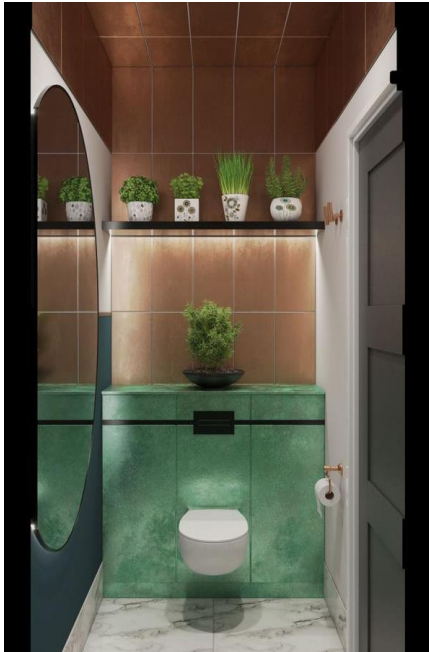


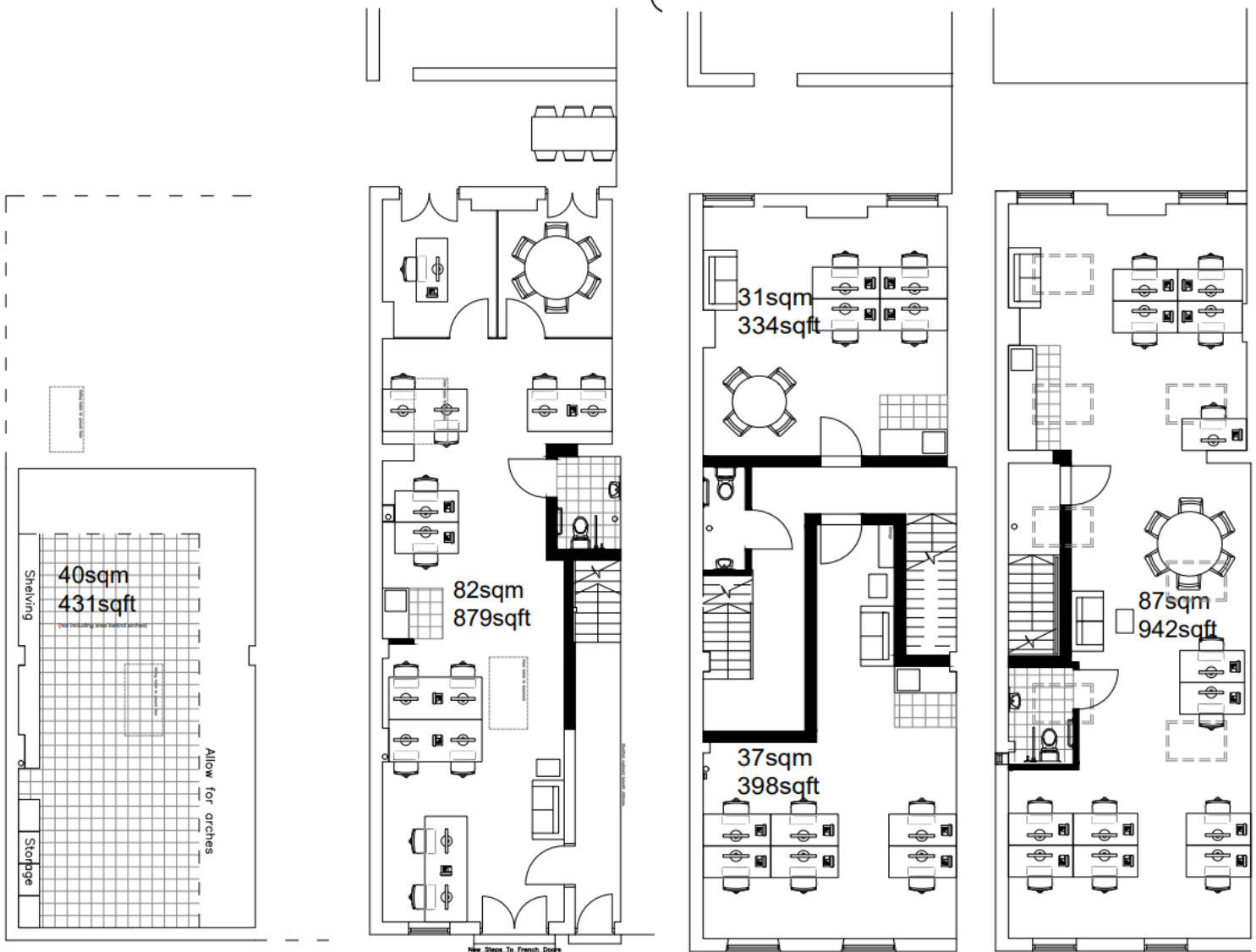
Energy Performance Certificate

Available upon request.

Viewings and Further information

Strictly via the sole letting agents
Siddall Jones on 0121 638 0500





Basement Level

Accommodation comprises:
(Figures rounded to nearest whole number)

Office Amenity 40sqm / 431sqft

Total NET area for floor 40sqm / 431sqft

(Not including stair core or arches)

Ground Floor

Accommodation comprises:
(Figures rounded to nearest whole number)

Single Office 82sqm / 879sqft

Total NET usable area for the office and their facilities 82sqm / 879sqft

First Floor

Accommodation comprises:
(Figures rounded to nearest whole number)

Office 1 31sqm / 334sqft

Office 2 37sqm / 398sqft

Total NET usable area for the offices and their facilities 68sqm / 732sqft

Second Floor

Accommodation comprises:
(Figures rounded to nearest whole number)

Single Office 87sqm / 942sqft

Total NET usable area for the office and their facilities 87sqm / 942sqft