

12-14 Regent Place, Jewellery Quarter, Birmingham, B1 3NJ



TO LET

Second and Third Floor Office Suite

Net Internal Area: 2,900 ft² (269.41 m²) approx.

Location

The property is situated on Regent Place in the heart of Birmingham’s historic and vibrant Jewellery Quarter.

Regent Place is accessed from Caroline Street and leads onto Vittoria Street and Graham Street.

The immediate area is well served by public transport with regular bus services along Vittoria Street and the Jewellery Quarter train and metro being only a short distance away.

The location also provides convenient access to St Pauls Square, Brindley Place and Birmingham City Centre.

Description

The property comprises a second-floor office suite which has been refurbished to a good standard and maintains many character features such as exposed brickwork walls, sash windows, exposed timbers, and part wood flooring.

The office is heated by gas fired central heating and lighting is provided by a mix of LED strip and spotlights.

Carpet flooring is laid to the front office area the rear wing benefiting from hardwood flooring.

The suite benefits from large kitchen area and integral toilets.

The part third floor mezzanine area provides a boardroom, open plan accommodation and toilet facilities.

Externally the property benefits from secure car parking in its own courtyard off Regent Place.

Accommodation

Second Floor	2,250 ft2
Mezzanine Level	650 ft2
Total	2,900 ft2

Terms / Rental

The property is available to let on a new lease with length to be agreed at £38,000 per annum exclusive.

Service Charge

A small service charge is levied for the maintenance and upkeep of communal areas, heating, etc.

VAT

We understand the property is not elected for VAT.

Business Rates

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

We would however advise all interested parties to make their own enquiries with the local authority.

Energy Performance Certificate

Available upon request from the agent.

Services

We are advised all main services are connected to the property.

Legal Costs

A lease document will be supplied by the landlord at no cost to the tenant.

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

Planning Use

The property has planning consent for Use Class B1 (Business).

Viewings

Strictly via the agent Siddall Jones on 0121 638 0500

