

Office 3, 50-54 St Paul's Square, Birmingham, B3 1QS



**TO LET**

Character Office Suite on St Paul's Square  
285 ft<sup>2</sup> - All Inclusive Rental of £650 PCM plus VAT

### Location

The property is situated on St Paul's Square in Birmingham's historic and vibrant Jewellery Quarter.

St Paul's Square lies to the west of Ludgate Hill which in turn adjoins Great Charles Street Queensway providing ring road access to the City Centre and A38(M) Aston Expressway and linking with J6 of the M6 approximately 2 miles distant.

Snowhill and New Street rail stations are both within walking distance and several bus services are located close by.

### Description

The property comprises a modern office suite which has been fitted to a very high standard.

The space has retained many of its original characterful features including high ceilings, exposed brick work and large full height glazed casement windows which provide excellent natural light.

The space is carpeted and benefits from feature down lighters, electric heating and perimeter power.

The office is furnished and comes with 5 workstations and chairs.

Further benefits include kitchen and WC facilities and use of a bookable boardroom.

### Accommodation

**Total (NIA) 285 ft<sup>2</sup> (26.47 m<sup>2</sup>) approx.**

### Rental / Terms

The suite is available to let on an all-inclusive basis at £650 PCM plus VAT on a flexible licence agreement.

### All Inclusive Terms

The monthly licence fee includes the following:

- Rental
- Service Charge
- Business Rates
- Building Insurance
- Utilities - Electric and Water
- Cleaning of Communal Areas
- Use of the Boardroom (via prior appointment)

### Energy Performance Certificate

Available upon request from the agent.

### Legal Costs

An easy-to-understand licence will be provided free of charge by the landlord.

### Availability

The property is immediately available following completion of legal formalities.

### Viewings

Strictly via appointment from the sole agent Siddall Jones on **0121 638 0500**

