

80 Caroline Street, Jewellery Quarter, Birmingham, B3 1UP



TO LET

Self-Contained Office within heart of Jewellery Quarter

Net Internal Area: 706 ft² (65.90 m²) approx.

Location

The property is predominantly situated fronting Caroline Street, close to its junction with St Pauls Square in Birmingham's historic Jewellery Quarter.

St Pauls Square is one of the last remaining Georgian squares in Birmingham, offering a vibrant place to work, live and socialise.

St Pauls Square offers a number of bars, restaurants and coffee houses, as well as being only 5-10 minutes' walk from the Central Business District of Colmore Row and the major shopping areas of Grand Central and the Bullring.

The immediate area is well served by public transport with regular bus services nearby and Snow Hill and the Jewellery Quarter Train/Metro being within walking distance.

Description

The property comprises a modern three storey mid terrace office building, situated along Caroline Street.

The suite is situated on the second floor, which is accessible via a communal corridor.

The suite provides open plan, refurbished office accommodation with dual aspect windows, carpet flooring, double glazing, central heating and LED recessed lighting and newly refitted kitchen and WC facilities.

Accommodation

Total (NIA) 706 ft² (65.90 m²) approximately

Rental Terms

The property is available on a new lease, with length to be agreed, at a passing rental of £15,500 (exclusive of VAT).

The rental is inclusive of rent, utilities, service charge, buildings insurance. High speed internet provision can also be provided however there will be a one-off upfront cost for this service.

VAT

We understand the property is elected for VAT.

Rateable Value

We understand that the suite will benefit from small business rates exemption, subject to tenant qualification.

We recommend that all interested parties satisfy themselves in this regard.

Energy Performance Certificate (EPC)

EPC: C - 65

Planning Use

We understand the property has consent under Use Class B1(a) Offices.

Please refer any queries to Birmingham City Council Planning Department on 0121 303 1115.

Services

We are advised all main services are connected.

Legal Costs

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

Availability / Viewings

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

Viewings are strictly by prior appointment with sole agents Siddall Jones on **0121 638 0500**

