

Suite 1, 14 Hylton Street, Jewellery Quarter, B18 6HN



SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

TO LET

Office/Aesthetics Space within Jewellery Quarter

Net Internal Area: 750 ft² (69.67 m²)

Location

The property occupies a prominent position fronting Hylton Street in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The immediate area is well served by public transport with regular bus services and being only 200 yards from the Jewellery Quarter train and metro station.

The premises are well located for access to the inner ring road at Icknield Street with Birmingham City Centre approximately 1 mile distant and the attractive St Pauls Square and Brindley Place within 1/2 mile.

Great Hampton Street (A41) is within close proximity providing a direct link to the A38(M) Aston Expressway and the national motorway network.

Description

The property comprises two office suites situated on the same level within a character building that was carefully converted and restored in 2007.

The property is accessed stairs down to the sub-ground office space which overlooks the grave yard to the rear. The subject suite has been refurbished to a high standard and comprises of entrance lobby providing kitchen, WC, and shower facilities.

This provides access to an open plan office space with dual aspect windows, emulsion coated walls, double glazed windows, perimeter trunking, LED lighting, electric heating, and wooden flooring.

Accommodation

Total (NIA) 750 ft² (69.67 M²) approximately

Rental / Terms

The property is available to let on a new lease with length to be agreed at a rental of £11,500 per annum (exclusive).

VAT

We understand that VAT is payable on the rental.

Service Charge

A service charge is payable to cover the cost of upkeep to the communal areas.

The 2023 premium is approx. £2,714 (exclusive) which is paid on the usual quarter dates.

Planning Permission

We understand that the property has consent under use class E (Office).

Services

We understand that all mains services are available on or adjacent to the subject premises.

Legal Costs

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

Availability

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

Viewings

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

