

Suite 1, Newhall Place, Newhall Hill, Jewellery Quarter, Birmingham, B1 3JH



**TO LET**

Character Office Suite Within the Heart of the Jewellery Quarter

Net Internal Area: 980 ft<sup>2</sup> (91.04 m<sup>2</sup>)

### Location

The property is situated on Newhall Hill in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The premises are situated only a short distance from the attractive St Paul's Square and just over ½ mile from Birmingham City Centre, Brindley Place and the Convention Quarter,

The immediate area is well served by public transport with the Jewellery Quarter and Snowhill Metro/Train Station within proximity and frequent bus services close by.

### Description

This Georgian character office space provides high quality accommodation whilst maintaining many original features.

The subject suite comprises a large, bright, open plan office with electric heating, carpet flooring, perimeter data cabling, secondary glazing, WC and fitted kitchen.

### Accommodation

**Total (NIA) 980 ft<sup>2</sup> (91.04 m<sup>2</sup>) approximately**

### Rental / Terms

The property is available to let on a new lease with length to be agreed at £12,750 per annum exclusive.

### Service Charge

A service charge is levied in respect of the upkeep and maintenance of communal areas.

The current premium for Suite 17 is £2,260.56 per annum.

### VAT

We understand that VAT is payable on all outgoings contained within the lease.

### Business Rates

We understand that this suite would qualify for the Small Business Rates Relief scheme, subject to company eligibility.

### Energy Performance Certificate

Available on request from the agent.

### Legal Costs

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

### Planning Use

We understand that the property has consent under Use Class B1 (Business).

### Viewings

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

