

First Floor, 16-17 Caroline Street, Jewellery Quarter, B3 1TR



TO LET

Open Plan Office Within the Jewellery Quarter

Net Internal Area: 3,551 ft² (329.90 m²)

Location

The property is prominently situated fronting Caroline Street at its junction with Northwood Street and only a few meters from 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 of a self-contained first floor office premises, which is accessed via a glazed pedestrian door from Caroline Street.

An attractive open stairwell provides access to the first floor accommodation which is largely open plan with characterful truss roof with insulated profile clad roof over which incorporates translucent roof lights.

The space benefits from WC and kitchen facilities, carpet covered flooring, emulsion coated walls and comfort heating and cooling.

Accommodation

Total (NIA) 3,551 ft² (329.90 m²) approximately

Rental / Terms

The property is available to let on a new internally repairing lease with length to be agreed at £45,000 per annum exclusive

VAT

All figures quoted are exclusive of VAT which may be payable.

Rateable Value

Rateable Value: £33,500

Rates Payable: £16,500 PA (approx.)

Energy Performance Certificate (EPC)

EPC is available upon request.

Planning Use

We understand the property has consent under Use Class E Offices.

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

Money Laundering

Anti-money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties.

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 letting agent Siddall Jones on **0121 638 0500**

