

36 Hylton Street, Jewellery Quarter, Birmingham, B18 6HN



TO LET

Self-contained Office Suite

Net Internal Area: 611 ft²

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 suite comprises a self-contained office unit which benefits from:

- Kitchen and WC Facilities
- LED lighting
- Carpet Covered Flooring
- Meeting room
- DDA compliant WCs

Accommodation

Total (NIA) 611 ft2 (56.76 m2) approximately.

Rental / Terms

The suite will be available on new leases, with length to be agreed, from £8,750 per annum (exclusive).



Service Charge

A service charge will be payable for maintenance of communal areas, communal utilities, and buildings insurance.

We understand that the cost is £80 per calendar month.

VAT

All figures quoted are exclusive of VAT which we understand is payable on all outgoings contained within the lease.

Energy Performance Certificate

Available upon request from the agent.

Services

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

Legal Costs

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

Availability

The properties are immediately available, subject to the completion of legal formalities.

Viewing

Strictly via the sole agent Siddall Jones on 0121 638 0500

