

1 The Orb, Carver Street, Jewellery Quarter, B1 3AP



**FOR SALE**

Modern Commercial Premises within the Jewellery Quarter

Net Internal Area: 1,227 ft<sup>2</sup> (114 m<sup>2</sup>) approx

**Location**

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

The location is approximately 100 metres from the Clock Tower and within walking distance of 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 within 1/2 mile.

**Description**

The property comprises a modern ground floor office premises split over two levels with entrance from Carver Street and rear access from the Orb development.

The property leads into a reception with the lower ground being predominately open plan with rear cellular office and WC facilities.

A fitted kitchen is installed within the accommodation and built in storage is provided under the stairs.

The first floor comprises a large glass partitioned office with built in storage, WC facilities and boardroom sited to the rear of the property.

The office has been fitted to an extremely high standard with feature lighting throughout, air conditioning, and a mix of modern floor coverings.

**Accommodation**

<b>Ground Floor</b>	<b>44 m<sup>2</sup></b>	<b>474 ft<sup>2</sup></b>
<b>First Floor</b>	<b>70 m<sup>2</sup></b>	<b>753 ft<sup>2</sup></b>
<b>Total</b>	<b>114 m<sup>2</sup></b>	<b>1,227 ft<sup>2</sup></b>

**Pricing**

The property is available to purchase at £250,000 exclusive.

**Service Charge**

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

**Business Rates**

We understand the property qualifies for exemption under small business rates relief.

However, we advise all interested parties to make their own enquiries in this regard.

**VAT**

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

**Legal Costs**

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

**Planning Use**

We understand that the property has planning consent under use class E.

All interest parties are advised to make their own enquiries with the local planning department.

**Energy Performance Certificate**

Available upon request from the agent.

**Availability and Viewings**

The property is immediately available, subject to the completion of legal formalities.

Viewings are strictly via the sole agent Siddall Jones on **0121 638 0500**

