

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



SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

TO LET

Refurbished Ground Floor Office Suite

Net Internal Area: 760 ft² (70.61 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 of an office situated within a character building which was converted to office use in 2007.

The subject comprises of an open plan office area with meeting room space, kitchen, built-in storage, and WC facilities.

The property has been lovingly restored by the current occupier and offers modern, well-appointed office space with many character features.

Accommodation

NIA 760 ft² (70.61 M²) approximately.

Terms

The property is available on a new lease, with length to be agreed, at a quoting rental of £14,000 per annum.

VAT

All prices quoted are exclusive of VAT, which we understand is payable.

Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

Services

We understand that the premises benefit from mains water, drainage, and electricity connections.

The agent has not tested the suitability of the connections and therefore recommends all interested parties carry out their own investigations as to the suitability of the connections.

Energy Performance

Available upon request from the agent.

Rateable Value

The premises benefit from small business rates exemption, subject to tenant qualification.

Availability

The premises are available immediately upon completion of legal formalities.

Planning Permission

The premises have planning permission granted under Use Class E (Office).

Anti-Money Laundering

The successful applicant will be required to provide two forms of ID to comply with anti-money laundering protocols.

Viewing

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

