



## TO LET

Self-Contained Suites, Fitted for Medical Use  
From 1,000 - 3,000 ft<sup>2</sup> approx.

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Heaton House  
Powell Street  
Jewellery Quarter  
Birmingham  
B1 3DH

A rare opportunity to acquire a newly constructed building fitted out to cater for the medical profession.

**Location**

The property is situated on Powell Street in the Heart of Birmingham's iconic Jewellery Quarter only a short distance from Dayus Square and the commercial centre of the historic Jewellery Quarter.

Powell Street is accessed via the A4540 Middle Ring Road which allows for quick and convenient access into Birmingham City Centre only 1 mile distant.

The convention quarter and Brindley Place are also within walking distance providing an array of bars, restaurants and leisure venues.

Communication links are excellent with the Jewellery Quarter Train and Metro within a short walk and numerous bus services located nearby.

**Description**

Heaton House comprises a newly constructed four storey premises which has been purposely fitted out to cater for the medical sector.

The property is entered off Powell Street into a large welcoming reception area with stair and passenger lift access.

The floors have been split to provide 2-3 large consulting rooms with their own wash hand basin, a variety of storage units, welfare facilities and washrooms.

The property is available in its entirety or on a floor-by-floor basis with terms to be agreed.



## Specification

- Marmoleum hygienic floor covering
- Comfort cooling and heating
- Passenger lift access
- Suspended ceiling with inset LED lighting
- Power and Data
- Double glazed metal windows

## Accommodation & Rentals

|              |                              |                          |
|--------------|------------------------------|--------------------------|
| First Floor  | 1,000 ft2 (92.90 m2)         | £24,000 per annum        |
| Second Floor | 1,000 ft2 (92.90 m2)         | £24,000 per annum        |
| Third Floor  | 1,000 ft2 (92.90 m2)         | £24,000 per annum        |
| <b>Total</b> | <b>3,000 ft2 (278.70 m2)</b> | <b>£72,000 per annum</b> |

## Terms

The property is available on a new effective FRI lease with terms to be agreed.

## VAT

All prices quoted are exclusive of VAT which we understand is not payable.

## Planning Use

We understand the suites have consent under Use Class E.

## Energy Performance Certificate

Available upon request from the agent.

## Legal Cost

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

## Availability

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

## Viewings and Further Information

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

