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SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

The Silverworks, Northwood Street, Jewellery Quarter, B3 1TX



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TO LET

Modern Office Suite with Car Parking
Total (NIA) - 2,469 ft² (229.4 m²) approx.

info@siddalljones.com

T: 0121 638 0500

Location

The property is located on Northwood Street close to its junction with Caroline Street and St Pauls Square in the heart of Birmingham’s historic and vibrant Jewellery Quarter.

The property is well placed for access around the city, being within close proximity to the middle ring road and with Snow Hill and The Jewellery Quarter metro / train stations being within easy walking distance.

The St Pauls Metro is also within close proximity and numerous bus services operate close by.

Description

The property comprises a stunning Grade II listed period office building arranged over three floors and built around a central courtyard.

The building has undergone extensive refurbishment and presents well with original crittall windows opening into a large courtyard and providing excellent natural across an open plan floor.

The subject suite is situated on the first floor and benefits from; carpet flooring, feature lighting, air conditioning/ heating, fitted kitchen and spacious WC facilities.

Externally the property has the rare advantage of secure car park next door.

Accommodation

FLOOR	SQ FT	SQ M
First	2,469	229.4

Rental / Terms

The suite is available to let on a new lease with length to be agreed at £30,500 per annum exclusive.

Service Charge

We understand a small service charge is to be levied to cover the maintenance of the courtyard and the communal areas.

VAT

We understand that the property is elected for VAT.

Energy Performance Certificate

Details available upon request.

Services

We are advised all main services are connected.

The agent has not tested the suitability of the connections and recommends that interested parties carry out their own investigations.

Planning Use

We understand the property has consent for Use Class B1 (Business) however we advise all prospective tenants to contact Birmingham City Councils Planning Department on 0121 303 1115 to satisfy them as to their intended use.

Legal Costs

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

Viewings and Further Information

Strictly via prior appointment with the letting agent Siddall Jones on **0121 638 0500**

