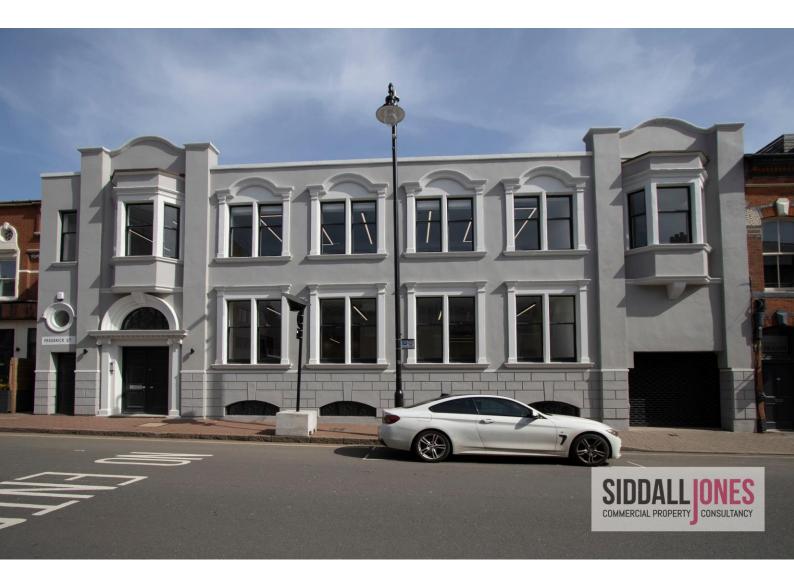


The Atrium, Frederick Street, Jewellery Quarter, Birmingham, B1 3HE



TO LET

Refurbished Office Space on the Second Floor

Net Internal Area: 1,080 ft2 (100.34 m2)

info@siddalljones.com T: 0121 638 0500

www.siddalljones.com



Location

The property is situated fronting Frederick Street in the heart of Birmingham's historic and vibrant Jewellery Quarter opposite Albion Street, only a short distance from the Clock Tower.

The property is within a mile of Birmingham City Centre and the attractive St Pauls Square and Brindley Place are within 1/2 mile.

The location provides easy access to the motorway network and the immediate area is well served by public transport with regular bus services close by and being within a short walk of the Jewellery Quarter Train and Metro station.

Description

The property comprises an attractive and substantial office building situated in the heart of the Jewellery Quarter. The building has been meticulously restored to provide high-end office accommodation throughout.

The first and second floors are arranged around a stunning glass atrium, which provides excellent natural light to the large, open-plan floorplates. The building features tasteful decoration throughout and boasts visually impressive monochrome LED lighting.

Additional benefits include lift access, shower facilities, and bike storage.

Accommodation

NIA 1,080 ft2 (100.34 M2) approximately.

Terms

The property is available on a new lease, with length to be agreed, at a quoting rental of £20,000 per annum (exclusive).

Service Charge

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

VAT

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

Use Class

We understand that the property has planning permission granted under use class B1 (A) Office.

Legal Costs

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

EPC

Available upon request from the agent.

Anti-Money Laundering

The successful applicant will be required to provide two forms of ID to satisfy anti-money laundering regulations.

Availability / Viewings

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

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







Siddall Jones | The Mint | 95 Icknield Street | Birmingham | B18 6RU

T: 0121 638 0500