

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



**TO LET**

Refurbished Office Space on the Second Floor

Net Internal Area: 1,080 ft<sup>2</sup> (100.34 m<sup>2</sup>)

### 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 ft<sup>2</sup> (100.34 M<sup>2</sup>) 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**.

