

## Unit 1, The Kettleworks, Jewellery Quarter, B1 3AG



**FOR SALE**

New Build Office/Retail Unit

Net Internal Area: 2,185 ft<sup>2</sup> (203 m<sup>2</sup>)

### Location

The property is situated on Pope Street within the newly constructed St Georges Urban Village, part of Seven Capital's transformation of the Jewellery Quarter.

Pope Street is situated off Icknield Street (A4540), part of Birmingham's inner ring road and provides a convenient route to the City Centre located approximately 1 mile distant.

The location is within walking distance from the Jewellery Quarter and St Pauls Square as well as being located just over half a mile from Brindley Place and Arena Birmingham (formerly the National Indoor Arena).

The immediate area is well served by public transport with the Jewellery Quarter Metro/Train Station located within close proximity and regular bus routes running close to the property.

### Description

The property comprises a ground floor open plan commercial unit with glazed frontage to Pope Street.

The property has been finished to shell and core condition with block and beam flooring, block work walls, double glazed windows and pedestrian access doors.

We understand that water, electricity and foul drainage are all connected on site.

### Accommodation

**Total (NIA): 2,185 ft<sup>2</sup> (203 m<sup>2</sup>) approximately.**

### Price

An asking price of £275,000 is sought, subject to contract.

The property is available to purchase on a new 125-year lease and will be subject to an annual ground rental of £250.



### VAT

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

### Service Charge

We understand a service charge is payable in respect of the maintenance and upkeep of communal areas and we await confirmation of the annual figure payable.

### Legal Costs

Both parties to bear the costs of their own legal and surveyors fees incurred during the transaction.

### Services

We understand that electricity and water services will be available on, or adjacent to the unit.

The agents have not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

### Energy Performance Certificate

Available upon request from the agent.

### Availability

We understand that the property will be available immediately, subject to completion of legal formalities.

### Viewings

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

