

# To Let



## St. Paul's Place, 40 St. Paul's Square, Birmingham, B3 1FQ

### Modern Offices To Let

- Modern well specified Grade A office building with retained art deco façade.
- Providing 2,690 sq ft (249.9 sq.m) on the first floor.
- Situated on St Paul's Square in the vibrant Jewellery Quarter district of Birmingham.  
£17.50 psf

Viewings and further information:  
call us on **0121 525 0600**

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## St. Paul's Place, 40 St. Paul's Square, Birmingham, B3 1FQ

### Location

40 St Paul's Place is located in the heart of the Jewellery Quarter on the northern side of St Paul's Square with a history stretching back 400 years. The property occupies a commanding position overlooking St Paul's courtyard in the city's last Georgian Square.

Communication includes easy access to both the A38 Aston Expressway and a new entrance to Snow Hill Station.

### Description

Formerly a buckle maker's factory, 40 St Paul's Place has been comprehensively refurbished to provide new build modern office space behind a retained art deco façade. The office accommodation is split over ground and first floors and wraps around a central landscaped courtyard. The total floor area of the office accommodation is 23,269 sq. ft.

### Accommodation

2,690 sq ft on the first floor.

### Tenure

Leasehold.

### Lease Terms

The accommodation is available by way of a new FRI lease for a term to be agreed.

### Business Rates

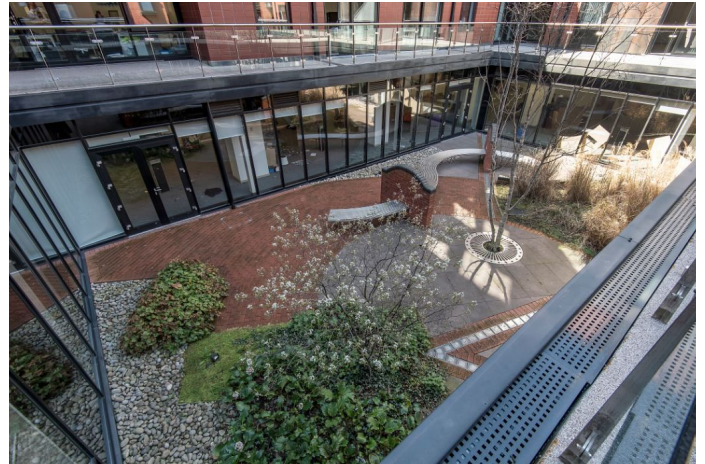
We have been advised that the current rating assessment is: Rateable value – £27,250 (2017) We recommend that interested parties should make their own enquiries with the local authority.

### Services

Comfort cooling.  
Raised floors.  
Lighting complies with LG7.  
24hr access.  
Lift access to upper floor.  
Impressive entrance/reception.

### Service Charge

All mains services are installed and the tenants will be responsible for a Service Charge and buildings insurance contribution towards the cost of services provided by the landlord.



### VAT

VAT will apply to the rent and service charge at the prevailing rate.

### EPC

Available upon request.

### Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful tenant.

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