

32/35 HALL STREET, BIRMINGHAM, B18 6BS



TO LET

HIGH QUALITY OFFICE/STUDIO ACCOMMODATION

**195 sq.ft/18.11sq.m up to 600 sq.ft/
55.74 sq.m**

- Iconic building – recently refurbished/modernised – immense character.
- Situated at the heart of Birmingham’s famous Jewellery Quarter.
- Competitive rental levels/flexible basis of occupation.
- Gas fired central heating throughout.
- Within close proximity to Birmingham City Centre.
- Ease of access to the national motorway network



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

Victoria Mansions, enjoy an extensive/direct frontage onto Hall Street, located opposite the inter-section with Branston Street, situated at the heart of Birmingham's famous Jewellery Quarter.

Surrounding areas, which include the University of Law, have benefitted from considerable regeneration/redevelopment – flats/apartments.

Nearby are numerous retail outlets, coffee shops, restaurants/eateries.

Hall Street provides direct access to Hampton Street, which in conjunction with Constitution Hill/Old Snow Hill, provide direct access to Birmingham City Centre (circa .5 of a mile south east).

Excellent communicational links, in terms of bus routes and Metrolink Stations.

Junction 6 of the M6 Motorway ("Spaghetti Junction") is located approximately 2.75 miles north east (via Aston Expressway).

DESCRIPTION

Victoria Mansions is an iconic/imposing, mid-terraced, three-storey property, recently sub-divided and refurbished to provide high quality, studio/office accommodation (immense character).

Central Courtyard – excellent natural light.

Gas fired central heating.

Floor coverings are mainly carpet.

Suspended ceilings/recessed lighting – feature lighting.

Kitchen & toilet facilities throughout.

ACCOMMODATION /ASKING RENTAL LEVEL

Note attached schedule.

BASIS OF OCCUPATION

The basis of occupation can either be a flexible Tenancy at Will or formal lease agreement.

If required, immediate occupation is available.

VAT

VAT is not applicable.

BUSINESS RATES

Separate business rate assessments will be obtained.

It is likely, small business rates relief will apply.

SERVICE CHARGE

A service charge will be applicable, to cover costs relating to electricity consumed, heating, the annual insurance premium, (reinstatement), cleaning of common areas and general maintenance.

Further information is available from the sole letting agents.

USE

Office/studio accommodation.

LEGAL COSTS

If applicable, each party to bear their own proper reasonable legal costs.

For More Information Contact:

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<u>Unit</u>	<u>Area</u> <u>sq.ft/sq.m</u>	<u>Floor</u>	<u>Rental per annum</u> <u>exclusive</u>	<u>Rental p.c.m</u>
Studio 1	550/51.09	1 st Floor	£6,600	£550
Studio 2	600/55.74	2 nd Floor	£7,200	£600
Office 3	575/53.42	2 nd Floor	£6,900	£575
Office 5	225/20.9	2 nd Floor	£3,375	£280
Office 4	195/18.11	2 nd Floor	£3,000	£250
Office 2	250/23.22	2 nd Floor	£3,750	£312
Attic Storage	722/67.97	Attic	£3,000	£250
Office 1	330/30.66	2 nd Floor	£5,000	£417
Office 6	210/19.51	1 st Floor	£3,150	£262
Office 7	210/19.51	1 st Floor	£3,150	£262
Office 8	265/24.62	1 st Floor	£4,000	£333

- It is important to note that the attic storage area has to be leased with office 2.

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Courtyard



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Individual Suites



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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.