

THE SILVERWORKS, NORTHWOOD STREET, JEWELLERY QUARTER, BIRMINGHAM, B3 1TX



TO LET FIRST FLOOR OFFICE

2,469 sq.ft/229 sq.m

- Period, Grade II listed office building
- Within close proximity to St Pauls Square and The Jewellery Quarter
- Off street car parking
- Excellent natural light/open plan office environment/glazed partitioning
- Recently refurbished
- Prior to occupation, floor coverings will be replaced

RENT REDUCTION

RENT FREE AVAILABLE

NOW £29,500 p.a



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises enjoys an extensive frontage onto Northwood Street, within close proximity to the intersection with Caroline Street.

St Pauls Square and Birmingham's famous Jewellery Quarter are nearby - abundance of local businesses/ restaurants/ eateries/ coffee shops.

Birmingham city centre is located approximately 0.7 of a mile south east.

The city has benefitted from considerable regeneration/redevelopment, over the last 10/15 years – residential/ expansion of the universities & student population/ office accommodation/ leisure/ restaurants.

Snow Hill & various Metrolink Stations are within a short walking distance.

Excellent communicational links – Middle Ring Road/ Constitution Hill/ Aston Expressway.

DESCRIPTION

First floor office suite, within a Grade II listed, period building, of immense character.

Recently refurbished to a high standard. Series of private meeting rooms and open plan areas – glazed partitioning.

The property benefits from a large courtyard - excellent natural light throughout.

Air conditioning (dual), kitchen and toilet facilities.

Prior to occupation, floor coverings will be replaced.

The suite is allocated 2 off street car parking spaces (adjoining car parking facility).

ACCOMMODATION

2,469 sq.ft/229 sq.m

TENURE

The property is available on the basis of a 3 or 5 year term.

ASKING RENTAL LEVEL

£29,500 pax

RENTAL PAYMENTS

Quarterly in advance

VAT

VAT is applicable

BUSINESS RATES

(April 2023)

Rateable Value - £25,500

Rates Payable – circa, £12,500

ANNUAL INSURANCE PREMIUM

The annual insurance premium payable by the tenant, is in the region of £730 pa

OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any incoming tenant

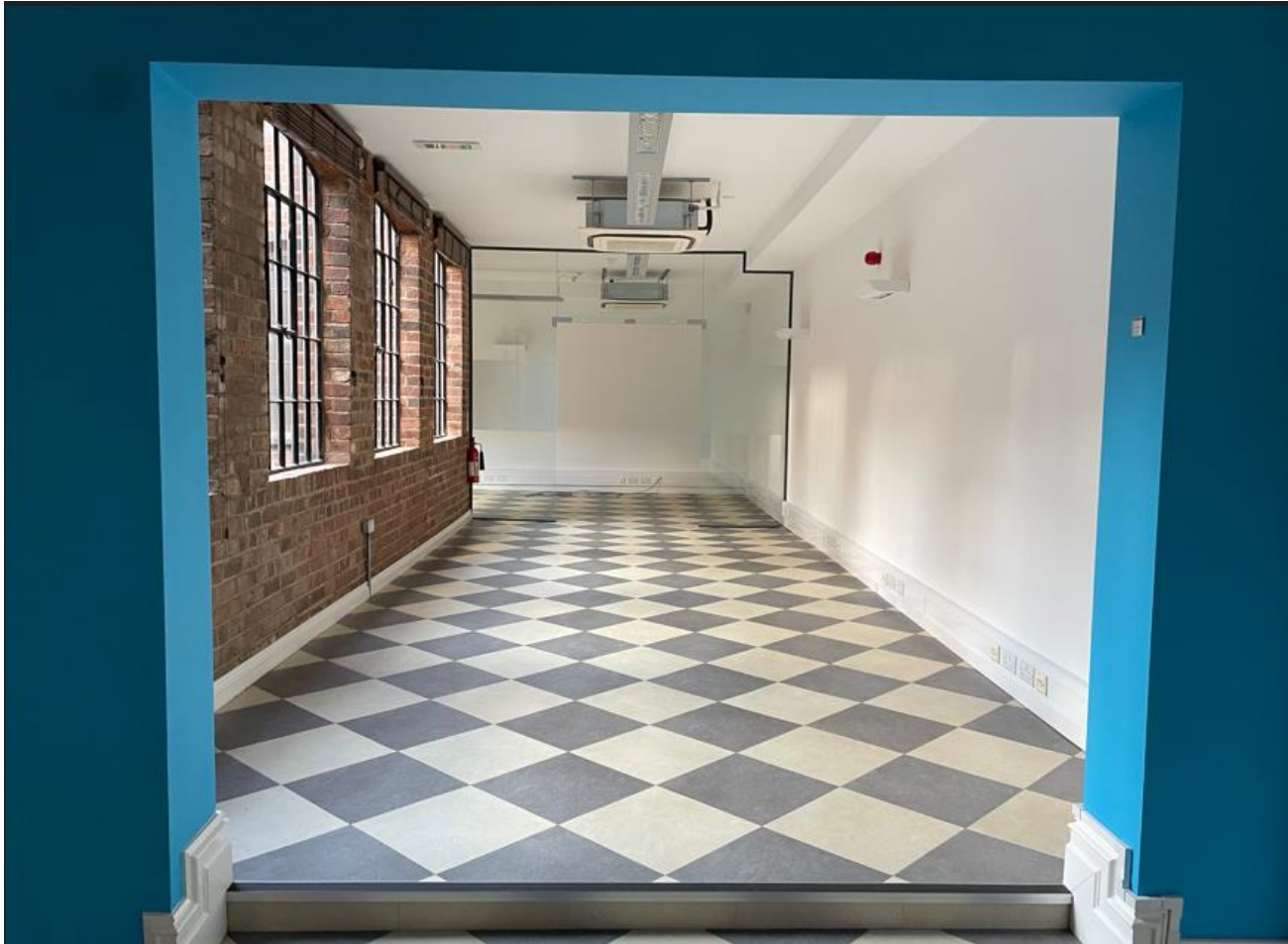
For More Information Contact:

Elliott R S Jones MSc BSc (Hons)

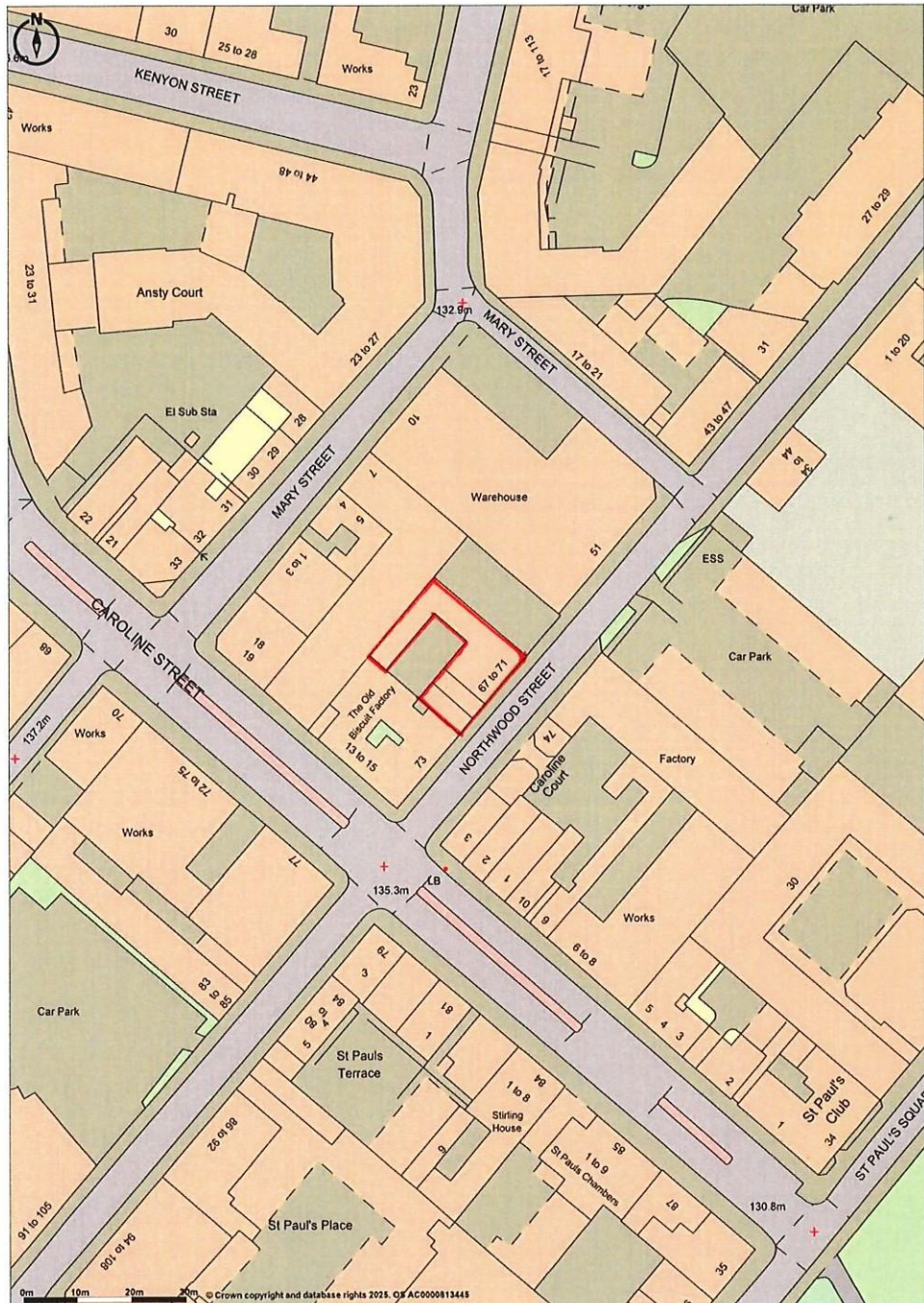
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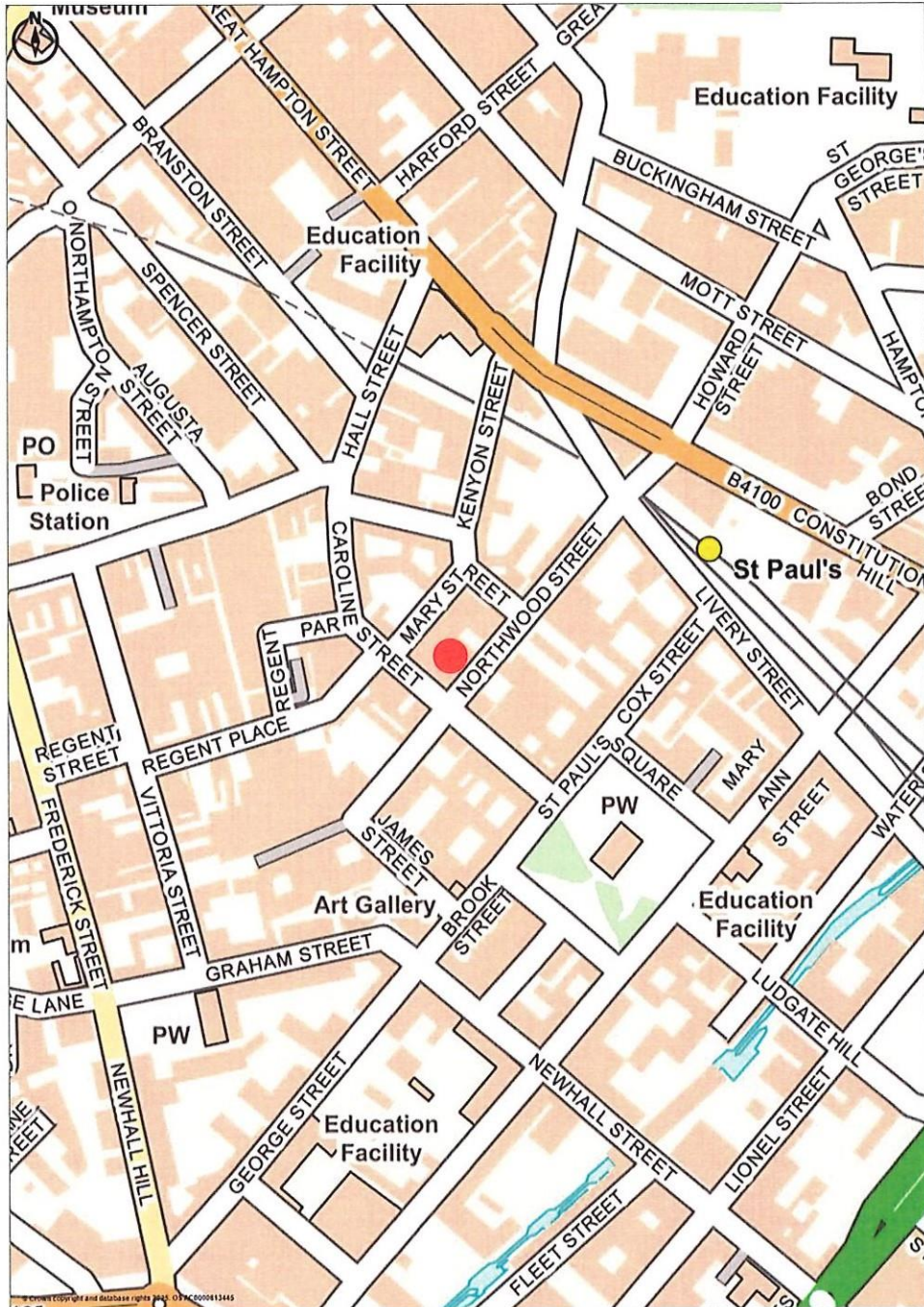
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NOTICE

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.