

10 Hylton Street, Jewellery Quarter, Birmingham, B18 6HN



**TO LET**

Refurbished, All-Inclusive Co-Working Space

Net Internal Area: 760 ft<sup>2</sup> (70.61 m<sup>2</sup>)

### Location

The property occupies a prominent position fronting Hylton Street in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The immediate area is well served by public transport with regular bus services and being only 200 yards from the Jewellery Quarter train and metro station.

The premises are well located for access to the inner ring road at Icknield Street with Birmingham City Centre approximately 1 mile distant and the attractive St Pauls Square and Brindley Place within 1/2 mile.

Great Hampton Street (A41) is within close proximity providing a direct link to the A38(M) Aston Expressway and the national motorway network.

### Description

The property comprises of an office situated within a character building which was converted to office use in 2007.

The subject comprises of an open plan office area with meeting room space, kitchen, built-in storage and WC facilities.

The property has been lovingly restored by the current occupier and offers modern, well-appointed office space with many character features.

The office is available on a rental which includes utilities, rates, and internet.

### Accommodation

**TOTAL (NIA) 760 ft<sup>2</sup> (70.6 m<sup>2</sup>) approximately.**

### Terms

The property is available on a new lease, with length to be agreed, at £9,600 which is inclusive of internet and utilities (subject to fair usage policy).

### Services

We understand that all mains services are available.

### VAT

All figures quoted are exclusive of VAT which may be payable.

### Legal Costs

A lease will be prepared by the landlord at no cost to the tenant.

Each party are to be responsible for their own legal costs incurred during this transaction.

### Energy Performance

Available upon request from the agent.

### Availability

The property is immediately available, subject to the completion of legal formalities.

### Viewing

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

