

10 Sovereign Court, Graham Street, Birmingham, B1 3JR



FOR SALE

Freehold Modern Office Premises with 6 Car Parking Spaces

Net Internal Area: 3,262 ft² (303 m²) approximately

Location

The property is situated within Sovereign Court, a courtyard office development off Graham Street on the edge of the Jewellery Quarter and within close proximity to St Paul's Square and Birmingham City Centre.

The immediate area is well served by public transport with regular bus services close by and being only a short distance from the Jewellery Quarter and Snow Hill railway and metro station.

Description

The property comprises a modern office building of traditional brick construction with pitched tiled roof across four stories and being self-contained having been converted from industrial to office use in around 1990.

The accommodation is served by a passenger lift to the first 3 floors and was originally open plan design, but some of the floors have been partitioned to create individual offices.

There are kitchen facilities on 2 levels and staff toilets. The property has gas central heating throughout and is partly comfort cooled.

Externally there are 6 car parking spaces included within the sale.

Accommodation

Description	M ²	Ft ²
Ground Floor	82.59	889
First Floor	73.58	792
Second Floor	61.78	665
Third Floor	85.01	916
Total (NIA)	303	3,262

Price / Tenure

The property is available to purchase with offers in the region of £675,000 sought for the freehold interest.

Rateable Value

RV - £40,750

Rates Payable - £

Energy Performance Certificate

Available upon request from the agent.

Services

We understand that all mains services are available on or adjacent to the subject property.

Legal Costs

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

Planning Use

We understand that the property has consent under use class B1(a) Offices.

Availability

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

Viewings

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

