

115 Warstone Lane, Jewellery Quarter, Birmingham, B18 6NZ



TO LET

Modern Retail / Office Premises with Parking

Net Internal Area: 390 ft² (36.23 m²)

Location

The property is situated on Warstone Lane off Icknield Street in the heart of Birmingham's historic and vibrant Jewellery Quarter, approximately 100 metres from the Clock Tower and within walking distance of 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 within 1/2 mile.

Description

The property comprises a modern front door office/retail premises with extensive frontage to Warstone Lane.

The property has been finished to a high standard being open plan with powder coated double glazed shop front window, carpet flooring, emulsion coated walls, suspended ceiling, inset lighting, electric heating, WC and store room.

Externally car parking is available in the immediate area as well as one secure car parking space being included and accessed via a gated entrance at the front of the development.

Accommodation

TOTAL (NIA) - 390 ft² (36.23 m²) approximately

Rental / Terms

The property is available to let on a new lease with length to be agreed at £6,000 per annum exclusive.

Service Charge

None Payable.

Rateable Value

We understand the property qualifies for exemption under Small Business Rates Relief, subject to tenant's eligibility.

Energy Performance Certificate

Available upon request from the agent.

Legal Costs

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

Planning

We understand the property has planning under use classes B1a (offices), A1 (retail) and A2 (professional services).

The property may be suitable for alternative uses, subject to securing the necessary planning consent.

Legal Costs

Each party to be responsible for their own legal costs incurred.

Availability

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

Viewing

Strictly via the sole letting agent Siddall Jones on: 0121 638 0500

