

First Floor Suite at 27 Warstone Lane, Jewellery Quarter, B18 6JQ



**TO LET**

First Floor Office / Workshop / Studio Premises

Net Internal Area: 815 ft<sup>2</sup> (75.71 m<sup>2</sup>)

### Location

The property is predominantly positioned on Warstone Lane in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The immediate area is well served by public transport with regular bus services along Warstone Lane and being only a short distance 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 within 1/2 mile

### Description

This is a substantial Grade II listed property that has been carefully restored offering a variety of office, retail and leisure use with 24/7 access.

The subject suite is at first floor level and comprises a number of rooms with WC and Kitchen.

A roof garden is also accessible.

### Accommodation

**Total (NIA) - 815 ft<sup>2</sup> (75.71 m<sup>2</sup>) approx.**

### Rental

The office suite is available on a new lease, with length to be agreed at £8,000 per annum exclusive.

### Service Charge

A small service charge is levied in respect of the maintenance and upkeep of communal areas and services.

### Legal Costs

An in house lease is produced by the landlord at no cost to the ingoing tenant

### VAT

All prices quoted are exclusive of VAT which we understand is not payable.

### Availability

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

### Planning

We understand that the unit has planning permission under use classes B1a (Offices) and A1 (Retail).

The property may be suitable for other uses subject to planning consent.

### Energy Performance

Available upon request from the agent.

### Viewings

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

