

## Regent House, 50 Frederick Street, Birmingham, B1 3HR



**TO LET**

Fully Refurbished Office Premises on All Inclusive, Flexible Terms

**Net Internal Area: 1,829 ft<sup>2</sup> - 7,640 ft<sup>2</sup>**

### Location

The property is predominately situated along Frederick Street at its junction with Albion Street in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The premises are situated only a short distance from the attractive St Pauls Square and just over ½ mile from Brindley Place and Birmingham City Centre.

The immediate area is well served by public transport with the Jewellery Quarter and Snowhill metro/train station within close proximity and frequent bus services nearby.

### Description

The property comprises a prominent office premises fronting Frederick Street, with Fredericks Coffee Lounge and Bar on the ground floor.

The upper floors are accessed via a pedestrian access off Frederick Street leading into a reception area with stairwell and passenger lift.

The upper floors comprise modern open plan office accommodation which has undergone a substantial refurbishment including:

- passenger lift
- raised access flooring
- air conditioning
- fitted kitchen with integrated appliances
- CAT 6 Cabling
- bespoke toilet facilities
- full height glass partition meeting rooms and offices
- double glazed windows with inset blinds
- card operated door entry system
- CCTV
- Intruder and Fire Alarm

### Services

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



### Accommodation / Rental

The office suites are available to let on flexible terms at £18 per sq. ft. inclusive of the service charge.

Floor	Size (ft <sup>2</sup> )	Rental & Service Charge (per annum exclusive)
First	1,829	£32,750
Second	1,937	£34,500
Third / Fourth	3,874	£69,500

### Legal Costs

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

### VAT

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

### Energy Performance Certificate

Available upon request from the agent.

### Availability

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

### Viewings

Strictly via the sole agent Siddall Jones on 0121 638 0500