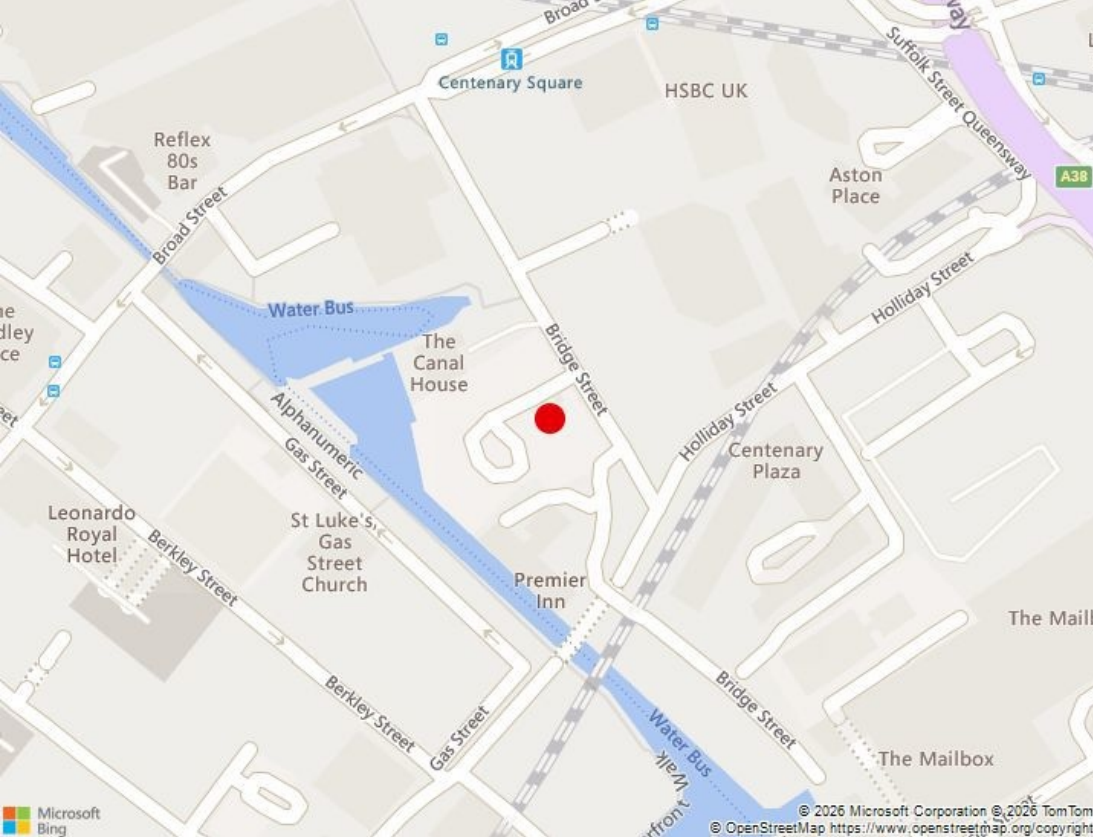


MODERN SECOND FLOOR OFFICE TO LET

2nd Floor, 12 The Wharf, 16 Bridge Street, Birmingham, West Midlands , B1 2JS

1,350 SqFt (125.42 SqM) | £16,000 per annum exclusive





KEY FEATURES

- Excellently located within Birmingham City Centre
- New Street, Moor Street, Snow Hill and Five Ways Railway Stations within walking distance
- Parking available
- Refurbished office
- New Lease

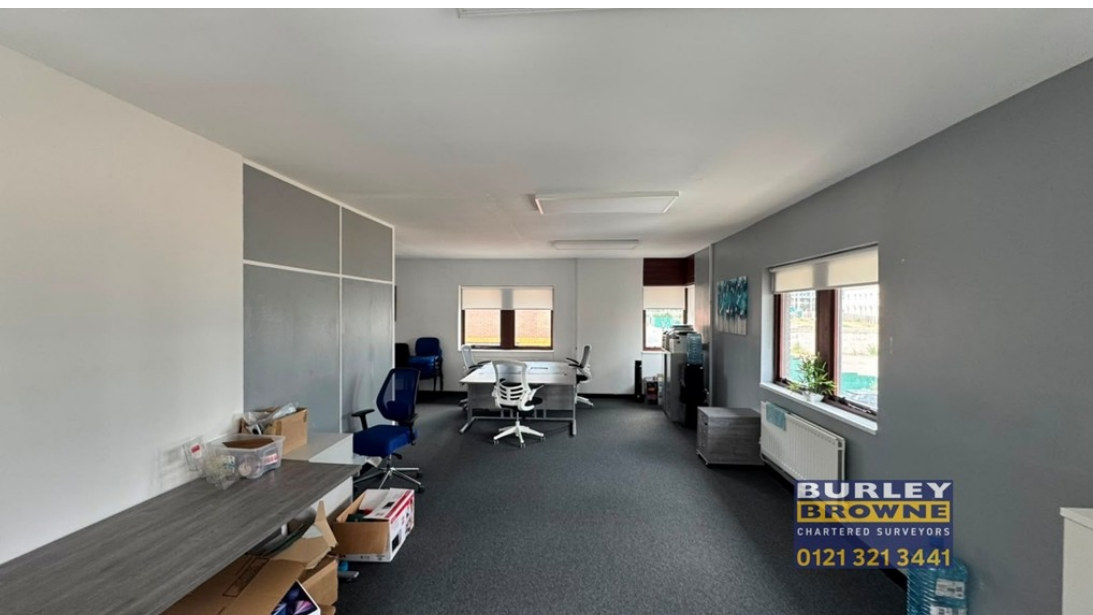
LOCATION

The property is located on The Wharf office development, a modern courtyard in Birmingham City Centre situated adjacent to Gas Street Basin, Brindley Place and the Mailbox. The property is accessed from Bridge Street, located just off Broad Street, and benefits from being within a 5-minute walk of New Street Railway Station with Snow Hill Railway Station and Moor Street Railway Station within a 1-mile radius.

DESCRIPTION

The suite is located on the second floor of the property which comprises a modern three storey office building. The suite provides a recently refurbished predominantly open plan office space with meeting and store rooms and separate kitchen. The suite includes new carpet tiles, LED lighting, suspended ceiling, and intercom system. Externally, the suite could benefit from 2 allocated car parking spaces at a rate of £1,000 per annum per space.

Area	SqFt	SqM
Second Floor	1,350	125.42
Total Floor Area	1,350	125.42



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TERMS

The premises is available to let by way of a new internal repairing and insuring lease for a term of five years or multiple thereof plus Service Charge. Incentives are available through separate negotiation.

ASKING RENT

£16,000 per annum exclusive

SERVICE CHARGE

A Service Charge will be payable for shared maintenance of the building, heating and common areas. Further details are available upon application.

EPC

EPC Rating - B

A full copy of Energy Performance Certificate is available upon request.

BUSINESS RATES

Business Rateable Value - £11,250

Interested parties are advised to satisfy their own enquiries with the local authority (Birmingham) for verification purposes.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which we understand will not be payable in this instance, solicitors to confirm.

VIEWING

Strictly by prior appointment, please contact:



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Mob: 07738 713829

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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

