

Office Suites With Car Parking - To Let

9 The Wharf, 16 Bridge Street, Birmingham, B1 2JR



Size: 2,539 Sq Ft (235.87 Sq M)

Rent: £27,500 per annum exclusive

Service Charge: £2,436 per annum

Key Features

- Prime Location
- Served well by excellent public transport
- Walking distance to renowned Grand Central Station
- Within close proximity to the Hyatt Regency Hotel, The Mailbox and Brindley Place in Birmingham City Centre.
- 4 car parking spaces

Misrepresentation Act 1967

1. These particulars do not constitute or form any part of an offer or contract.
2. All statements contained in these particulars are made without responsibility on the part of the Council or its officers.
3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.
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Location

The property is located on The Wharf office development adjacent to Gas Basin Street and backing on to the picturesque Worcester and Birmingham canal. It is within close proximity to the Hyatt Regency Hotel, The Mailbox and Brindley Place in Birmingham City Centre.

The Wharf development is accessed from Bridge Street which connects to Broad Street and benefits from excellent public transport links including Snow Hill and New Street stations that are within easy walking distance.

Description

The accommodation comprises a brick-built office building arranged over three floors, providing open plan office accommodation with kitchen and toilet facilities. The property affords useful private offices/meeting rooms in conjunction with clear open plan space.

There are four allocated private car parking spaces available.

Please note The Wharf is a No Smoking Zone.

Accommodation

Accommodation	Sq Ft	Sq M
Ground Floor	823	76.46
First Floor	873	81.1
Second Floor	843	78.31
Total	2,539	236

Tenure

The premises are available leasehold.

The Landlord may consider the following:

- (i) A periodic tenancy subject to six months notice by either party, or
- (ii) A Tenancy for a term of three years less one day, or
- (iii) A five-year lease (or multiples thereof).

All of the above agreements would be contracted out of Sections 24-28 of the Landlord and Tenant Act 1954

Rent

Offers are invited in excess of £27,500 per annum

Service Charge

The Tenant will pay a variable service charge for additional services provided by the Landlord. This is currently estimated at £2,436 per annum.

VAT

VAT is not applicable to this property.

Use

The premises fall within Use Class E planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulation 2020.

EPC

EPC Grade C - a copy of the Energy Performance Certificate can be made available upon request.

Business Rates

Interested parties are able to verify the national non-domestic rates payable with the Business Rates Section of Birmingham City Council. Telephone 0121 303 5509 / 5510 or 5511.

Current Rateable Value: £20,000 pa
Rates Payable 2021/2022: £10,650 pa

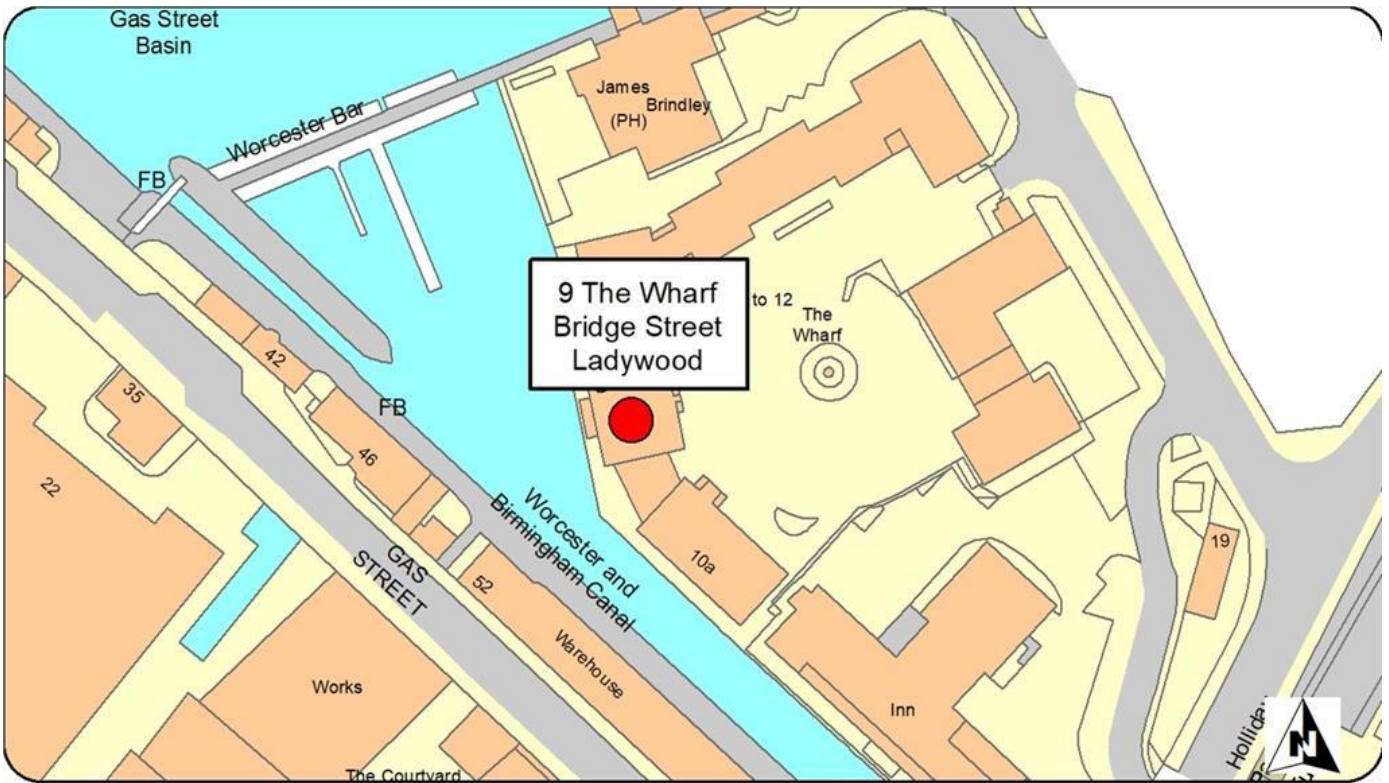
Some tenants may qualify for Small Business Rates Relief to find out if you qualify, please enquire using the phone numbers shown above.

Viewing

Viewings are by appointment. For further information or to arrange a viewing, please contact Andrew Haase via email Andrew.Haase@birmingham.gov.uk or via telephone on 07511 406 594.

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