

24 Waterfront Walk, Holliday Wharf, Birmingham, B1 1SN



TO LET

Modern Commercial Premises Suitable for A1, A2 and A3 Use

Net Internal Area: 1,009 ft² (93.70 m²)

Location

The property is situated within the prestigious Holliday Wharf canal-side development opposite the Mailbox and The Cube, where current occupiers include; Harvey Nicholls, BBC Midlands, Marco Pierre White along with high calibre commercial tenants such as the Solicitors Regulation Authority and Highways England.

These premises provide a prominent canal frontage immediately adjacent to the busy footbridge linking; Brindley Place, Library of Birmingham, Town Hall, Symphony Hall, the International Convention Centre, Birmingham Repertory Theatre, National Sea Life Centre and the Broad Street area with the Mailbox and The Cube.

The property lies a short walk to New St. Railway Station, Grand Central, The Bullring and all the other city centre facilities.

Description

Unit 2 comprises a self-contained ground floor commercial unit with large glazed frontage situated within a modern development comprising a mix of retail, office, restaurant and residential occupancy units.

Internally, the property provides high quality open plan office accommodation with a glass partitioned meeting/directors room, accessible WC (with assistance call alarm) and a fitted kitchenette.

The current high standard professional fit out includes; Fire alarm, security systems, carpeted main floor with inset floor boxes. There is a laminate floor finish to the reception/entrance area and a range of custom built fixed storage cupboards extend across the main rear wall.

The suspended ceiling has recessed lighting (Inc. emergency lighting) with ceiling mounted heating/air conditioning units and an additional wall mounted air conditioning unit in the meeting room.

Accommodation

Total (NIA) 1,009 ft² (93.7 m²) approximately

Rental / Terms

The property is available to let on a new lease with length to be agreed at £15,800 per annum exclusive.

Service Charge

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

VAT

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

Business Rates

Rateable Value - £21,750

Rates Payable (2017-2018) - £10,135.50

Planning

We understand that the property has planning consent under use class A1 (Retail), A2 (Financial & Professional Services) and A3 (Food & Drink) however all interested parties are advised to make their own enquiries with the local planning department.

Legal Costs

A lease will be prepared by the landlord at no cost to the tenant.

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

Energy Performance Certificate

EPC Rating - E 110

Availability

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

Viewings

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

