

## 1 Constitution Hill, Birmingham City Centre, B19 3LG



**TO LET**

Former Private Members Club (top floor only)

Gross Internal Area: 1,000 ft<sup>2</sup> (92.90 m<sup>2</sup>) approximately

**Location**

The property occupies a prominent position on the junction where the main A41 Constitution Hill meets Old Snow Hill, Hampton Street and Summer Lane.

The property is within close proximity of Birmingham City Centre and its amenities as well as being within a 5-minute walk of Snow Hill Train and Metro Station.

St Paul’s Metro station is located in close proximity of the building which connects to Wolverhampton St Georges.

Communication links are excellent with regular bus services nearby and being situated less than a mile from the A38(M) is which leads to the wider national motorway network.

**Description**

The property comprises a landmark city centre property built in 1896.

The Grade II Listed building is constructed in red brick and terracotta tiles with the top dome being a memorial to Field Marshall Lord Roberts of Kandahar and Waterford V.C.

Arranged over five floors we are offering the top floor by way of a new lease with the landlord.

The property is entered via an external lift along with stair access from Hampton Street and leading into an open plan reception with a number of partitioned rooms in keeping with its former use as a private members club.

The property benefits from suspended ceiling with inset lighting, concrete flooring, central heating and emulsion coated walls.

Externally, the property benefits from a car park to the rear along with plentiful on street parking in the immediate vicinity.

**Accommodation**

<b>Total (GIA)</b>	<b>1,000 ft<sup>2</sup></b>	<b>92.90 m<sup>2</sup></b>
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**Rental / Terms**

The property is available to let on a new lease with length to be agreed at £9,500 per annum exclusive.

**VAT**

We understand VAT is not payable on the rental.

**Services**

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

The agents have not tested the services and parties are advised to make their own enquiries regarding the adequacy and condition of these installations.

**Energy Performance Certificate**

Available upon request from the agent.

**Availability**

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

**Viewings**

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

