

SELF-CONTAINED OFFICE

3 THE WHARF

BRIDGE STREET

BIRMINGHAM B1 2JS

SHORT TERM LETTING

RENTAL: £6,000 PA (exclusive of Rates)

Approx Net Internal Floor Area of 1,576 sq ft

Close to Birmingham City Centre

2 on-site parking spaces

Good quality self-contained office building

LOCATION

The premises are situated on The Wharf office development adjacent to Gas Street Basin and close to the Hyatt Hotel, The Mailbox and Brindleyplace in Birmingham City Centre. The Wharf Development is accessed from Bridge Street, which connects to Broad Street, and benefits from regular bus services.

DESCRIPTION

The property comprises a brick built office building arranged over two floors, providing open plan office accommodation with kitchen and toilet facilities. The first floor has a useful private office/meeting room, while the ground floors provides clear open plan accommodation.

ACCOMMODATION

The property extends to approximately 1,576 sq ft (146 sq m) and benefits from the following:-

- Carpets
- Re-decorated throughout
- Perimeter trunking
- Kitchen at first floor
- Suspended ceiling with recessed lighting (in part)
- Gas fired central heating (air conditioning in part)
- IT networking already in situ

LEASE

The property is available by way of a short term licence, on terms to be agreed.

SERVICE CHARGE

There is an estate charge for the upkeep of the common areas and further details are available upon request.

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed with the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Commercial

2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ T: 0121 289 5009

Registered Office: 2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ England



RATING ASSESSMENT

We understand that the property is assessed as follows:-

Rateable Value: £13,500

Rates Payable (2020-21): £6,737

Interested parties are advised to contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

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

SECURITY

In respect to any letting, it is likely that the landlord will require a rental deposit and/or personal guarantee by way of security from the successful applicant, together with credit/company checks as appropriate.

VAT

We are advised that VAT will be payable at the prevailing rate. Interested parties are advised to make their own enquiries in this regard.

MONEY LAUNDERING

In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on successful applicants.

VIEWINGS

Strictly by prior appointment with the sole letting agents:-
Centrick Commercial 0121 289 5009