



FOR SALE



A freehold office building in the Jewellery Quarter with potential for a variety of uses.

17 Graham Street, Hockley, Birmingham, B1 3JR

**OFFERS BASED ON:
£550,000**

KEY FEATURES

Centrally located building in the heart of the Jewellery Quarter.

Easy reach of local amenities and public transport.

2,974 sq. ft. (276.40 sq m) over three floors.

Period office building with potential for alternative use (STP).

Secure car parking to the rear.

Freehold with vacant possession.

Guide Price: Offers based on £550,000



LOCATION

The property is located on Graham Street adjacent to the Victoria Works development and is a 10-minute walk from Birmingham city centre and the Colmore Business District.

The Jewellery Quarter has evolved over the last 25 years as an in-demand office and residential location, with many of the former manufacturing premises being converted to alternative uses. The area is popular with design, marketing, IT and architectural-based companies.

Public transport communications to the area are excellent, with the Jewellery Quarter and Snow Hill railway stations and St Paul's Metro station all within 1 mile of the offices. Birmingham New Street station is approximately a 15-minute walk from Graham Street, providing connecting trains throughout the West Midlands network, as well as regular services to Birmingham International, central London, and more.

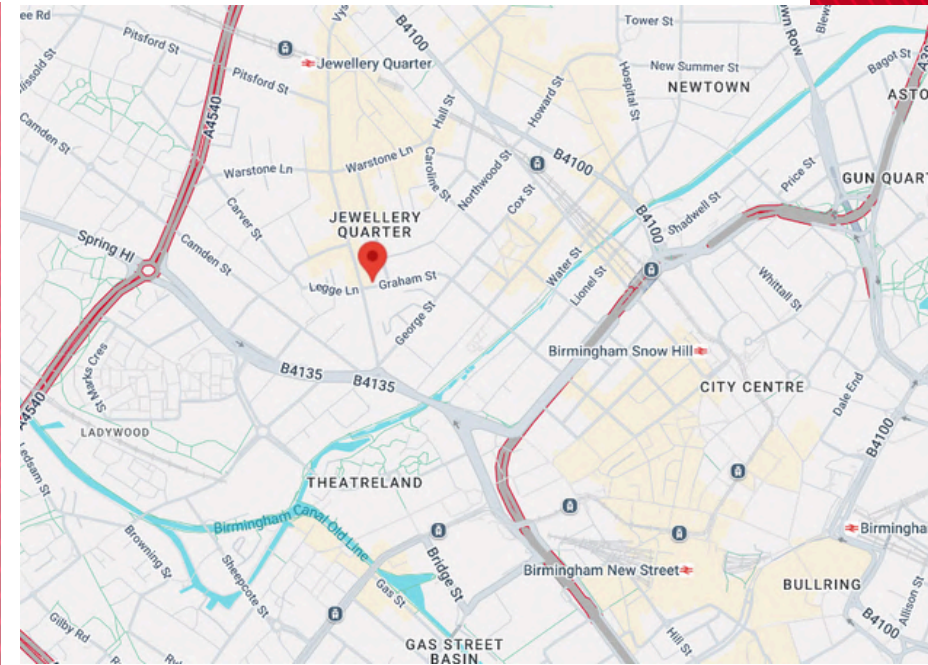
The property is easily accessible by road, having excellent links with multiple motorway networks such as the M6, as well as many popular bus routes passing through the Jewellery Quarter, all within a short walking distance. There are plentiful local amenities, including supermarkets, banks, Post Office, hotels, bars, restaurants and coffee houses. In addition, Birmingham city centre's main shopping centres, the Bullring and Grand Central, are easily accessible on foot.

The Jewellery Quarter is the largest BID area in Birmingham to date and, since its establishment in 2012 and renewal in 2017, has helped make significant changes and improve the profile of this continually evolving area within Birmingham city centre.

DESCRIPTION

17 Graham Street is a character period property believed to have been constructed in the late 1800's. Set over three floors, the property provides a variety of insular office space beyond a ground floor reception area and is considered ideal for a variety of alternative uses (subject to consent) or in its existing form as a headquarter premises. The adjacent Victoria Works has been redeveloped to comprise a residential led mixed-use scheme.

Benefitting from gas central heating and original sash-style windows, the property is entered from Graham Street (with additional access from the rear). It leads directly to a main reception area/office with a store, rear offices, and staircase to the upper floors. There are a variety of offices throughout the building, extending to a total of 2,974 sq. ft. (276.40 sq m) throughout. Further benefits include kitchen and WC facilities, along with rear access to the building from the secure car park.



ACCOMMODATION

Floor	Area (Sq.ft.)	Area (sq.m.)
Ground	983	91.40
First	1,019	94.70
Second	972	90.30
Total	2,974	276.40

TENURE

Freehold.

EPC

Available upon request.

VAT

We are advised that VAT is not applicable.

LEGAL COSTS

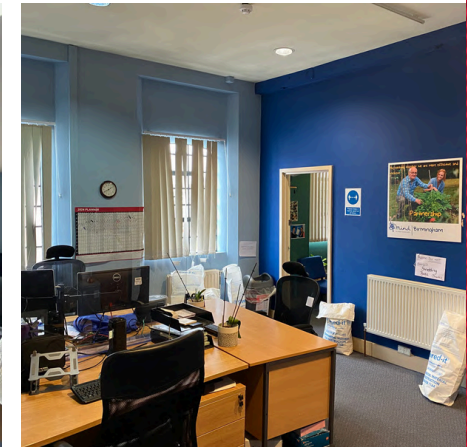
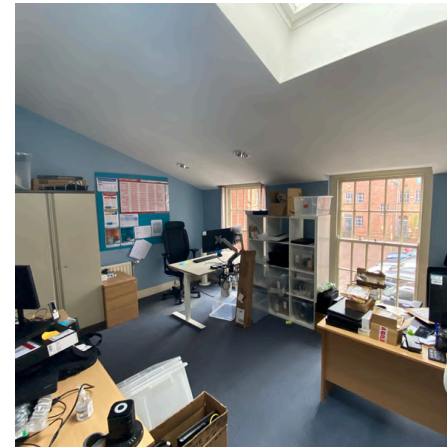
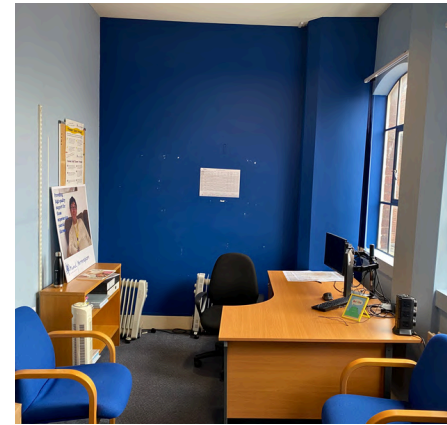
Each party are responsible for their own legal costs that may be incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

PRICE

Offers based on on £550,000 for the freehold interest.



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