



TO LET



Modern Offices To Let

St. Paul's Place, 40 St. Paul's Square, Birmingham, B3 1FQ

KEY FEATURES

Modern well specified Grade A office building with retained art deco façade.

Providing up to 8,028 sq ft (746.09 sq m) on the ground floor and part first floor with suites of 2,690 sq ft (250)sq m) and 3,314 sq ft (307.99 sq m).

Situated on St Paul's Square in the vibrant Jewellery Quarter district of Birmingham.

Quoting rent: £17.50 psf.



LOCATION

The property is located in the heart of the Jewellery Quarter on the northern side of St Pauls' Square with a history stretching back 400 years. The property occupies a commanding position overlooking St Paul's courtyard in the city's last Georgian Square.

The property provides easy access to both the A38 Aston Expressway and a new entrance to Snow Hill Station.

DESCRIPTION

Formerly a buckle maker's factory, 40 St Paul's Place has been comprehensively refurbished to provide new build modern office space behind a retained art deco façade.

The office accommodation is split over ground and first floors and wraps around a central landscaped courtyard. The total floor area of the office accommodation is 23,269 sq. ft.

ACCOMMODATION

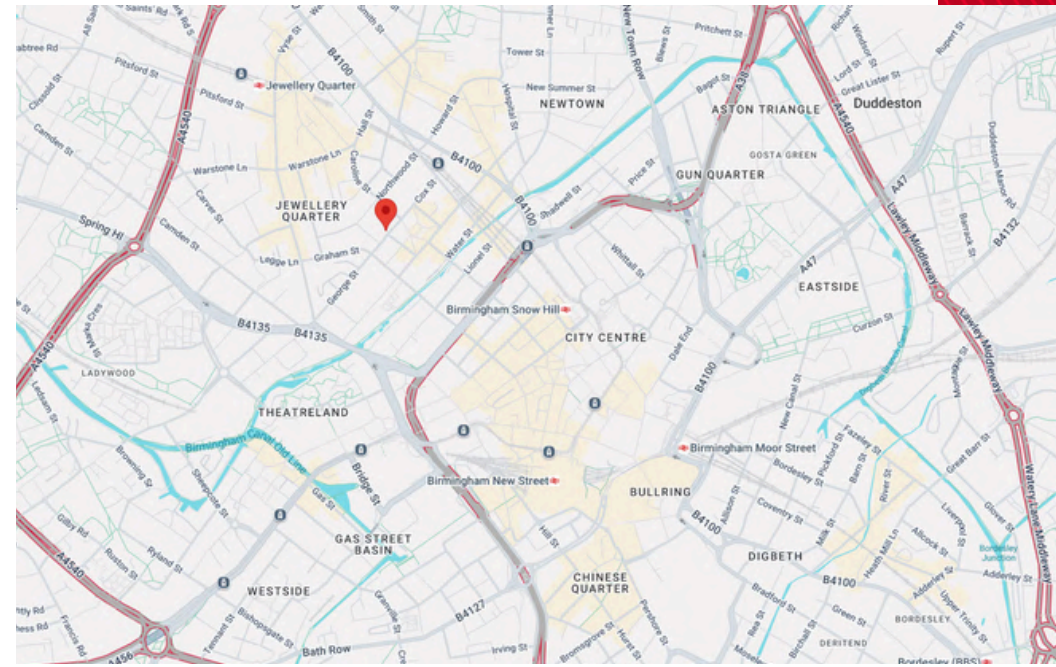
Ground Floor - up to 8,028 sq ft (746.09 sq m).
Part First floor - Suites of 2,690 sq ft (250)sq m) and 3,314 sq ft (307.99 sq m)

LEASE TERMS

The accommodation is available by way of a new FRI lease for a term to be agreed.

BUSINESS RATES

We have been advised that the current rating assessment is: Rateable value - £27,250 (2017) We recommend that interested parties should make their own enquiries with the local authority.



SERVICES

Comfort cooling. Raised floors. Lighting complies with LG7. 24hr access. Lift access to upper floor. Impressive entrance/reception.

SERVICE CHARGE

All mains services are installed and the tenants will be responsible for a Service Charge and buildings insurance contribution towards the cost of services provided by the landlord.

ADDITIONAL INFORMATION

1 car parking space is available.

LEGAL COSTS

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

VAT

VAT will apply to the rent and service charge at the prevailing rate.

EPC

The property has an EPC rating of B

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.



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