

Assay Office

1 MORETON STREET, BIRMINGHAM B1 3AX

Grade A Office To Let
4,305 - c.17,000 sq ft



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KEY HIGHLIGHTS

- Grade A space
- Jewellery Quarter location within walking distance of local amenities
- Prominent corner building
- To be refurbished
- LED lighting
- VRF air conditioning system
- Raised access floor
- Communal meeting room for hire
- DDA compliant

EPC

A copy of the Energy Performance Certificate is available upon request however the current landlord is due to undertake works which should improve the EPC.

RENT

£21.00 per sq ft per annum exclusive.

SERVICE CHARGE

A Service charge will be levied toward the cost of the maintenance of the common areas of the building. The service charge is billed quarterly in advance and at the end of the year there is a settlement invoice/credit.

SERVICE CHARGE

Rates to be re assessed by the VOA.



ASSAY OFFICE
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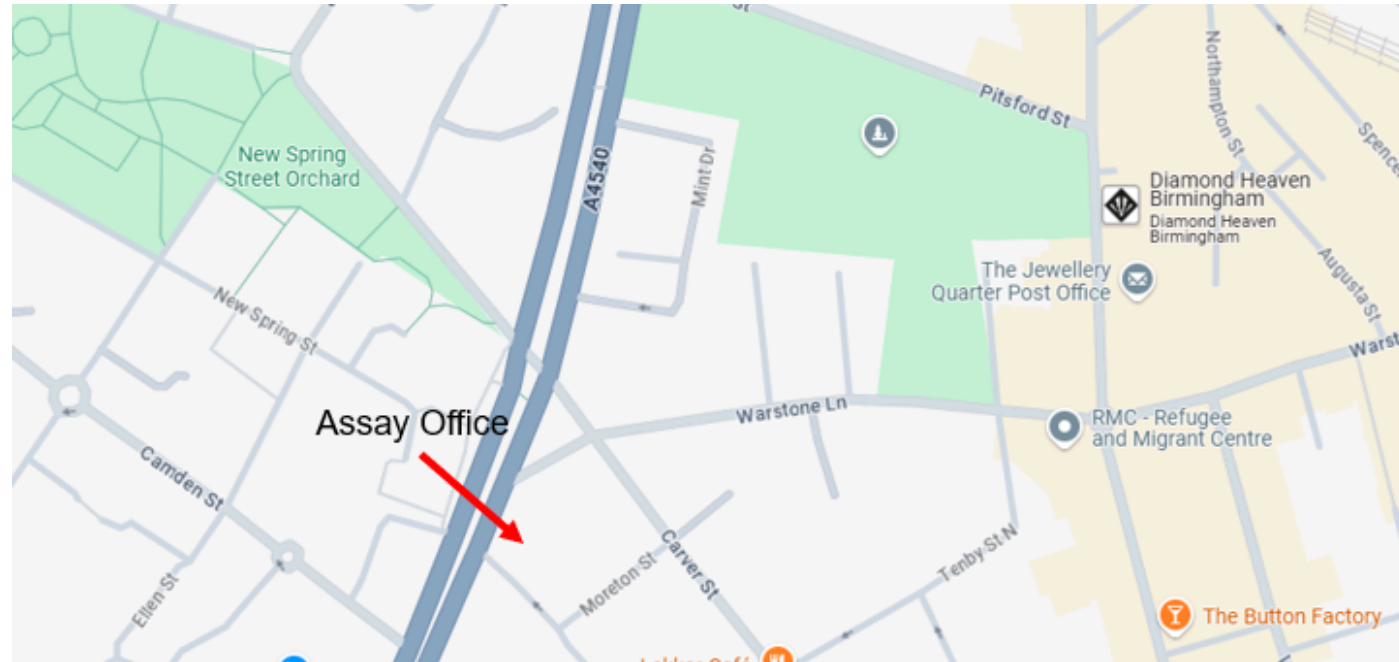
LOCATION

Located in the North West boundary of the Jewellery Quarter district, the Jewellery Quarter has a strong creative vibe and attracts businesses from across the media, design and professional services sectors.

Occupiers are attracted by the numerous popular restaurants, bars and cafes, whilst still being within walking distance of the main City Centre.

The location is well connected, with easy access to the Midland Metro tram line, Snow Hill train station and the A38M Aston Expressway, leading to Junction 6 of the M6 Motorway.

Anchoring businesses to the Jewellery Quarter with a community of thousands of small businesses and Birmingham City centres transport links a short walk away.



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LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ANTI-MONEY LAUNDERING

AML checks may be required in accordance with HMRC regulations when heads of terms are agreed.

If let the property rent will be exclusive of VAT and all other costs.

CONTACT

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