

25 Sheepcote Street, Birmingham, B16 8AE



**TO LET**

Co-working Ground and Basement Level Office

Net Internal Area: 450 - 1,800ft<sup>2</sup> (41.80 - 167.22 m<sup>2</sup>)

**Location**

The property is located on Sheepcote Street which adjoins Broad Street, a popular leisure and retail location in Birmingham City Centre. Arena Birmingham and Brindley Place are both close by.

The location allows for convenient access across the city via the inner ring road and the motorway network at J6 M6 located within close proximity.

**Description**

The property comprises ground and basement level, open onto the waterside, co-working space which is available as a whole or in part.

The accommodation provides ground floor office / agency space which is accessed via a pedestrian door leading from Sheepcote Street and provides predominantly open plan office with additional cellular space.

The basement level provides further office accommodation which provides open-plan floorplate with three additional cellular meeting rooms, WC and kitchen facilities.

The basement level further benefits from external waterside courtyard space.

**Accommodation**

<b>Ground Floor</b>	<b>450 ft2</b>	<b>41.80 M2</b>
<b>Basement</b>	<b>1,350 ft2</b>	<b>125.42 M2</b>
<b>Total</b>	<b>1,800 ft2</b>	<b>167.22 M2</b>

The landlords may consider lettings on the individual office spaces, which will be priced separately.

**Terms**

The space is available on a new lease, with flexible terms available, at a headline rental of £8,000 and £15,000 respectively.

Furniture may be made available if required on a nominal rental basis.

**Services**

Electricity, water and mains sewerage are all connected to the property.

The agent has not tested the suitability of the connections, however the landlord will supply an electrical safety certificate prior to commencement of the new lease.

**VAT**

All prices quoted are exclusive of VAT, which may or may not be payable.

**Legal Costs**

An in-house lease will be provided by the landlord.

**Service Charge**

A service charge will be levied mainly in respect to utilities, but also a small amount in respect of communal maintenance, cleaning.

**Energy Performance**

Available on request from the agent.

**Rateable Value**

The property may be eligible for small business rates exemption/reduction, subject to tenant qualification.

This position can be assessed on an individual basis, when terms are being agreed.

**Viewing**

Strictly via the sole agents Siddall Jones on **0121 638 0500**.

