

TO LET

**UNIT 2, 10 COMMERCIAL STREET
BIRMINGHAM B1 1RS**



OFFICE PREMISES

2,655 sq ft (246.63 sq m) (Approx. Total Net Internal Area)

- Self-contained
- Recently refurbished
- Ground and first floors
- 4 secure allocated basement car parking spaces
- Located next to the Mailbox and Cube

LOCATION

The property is positioned on the corner of Commercial Street and Blucher Street in a mixed use area comprising mainly of offices and apartments on the edge of Birmingham's Central Business District.

Located just outside the Inner Ring Road, Birmingham City Centre is approximately 0.5 mile distant.

Both the Mailbox and Cube developments are adjacent to the property and New Street Station is approximately 0.5 mile distant.

Metro and Bus links are also provided nearby.

The easily accessible A38 also provides dual carriage way access to Junction 6 of the M6 Motorway.

DESCRIPTION

The property comprises a modern two-storey self-contained office within a larger mixed use development known as the Viva Building.

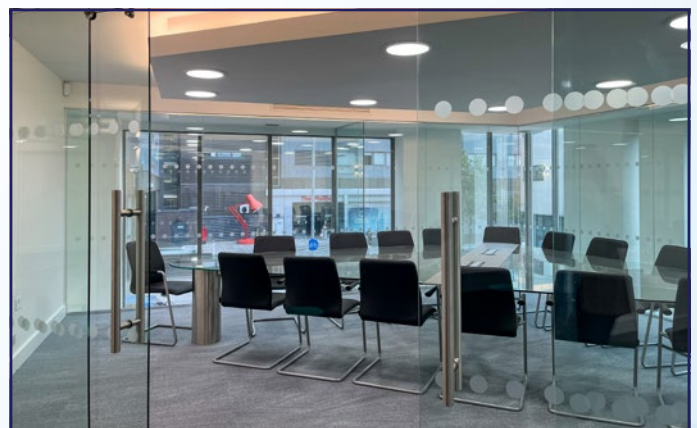
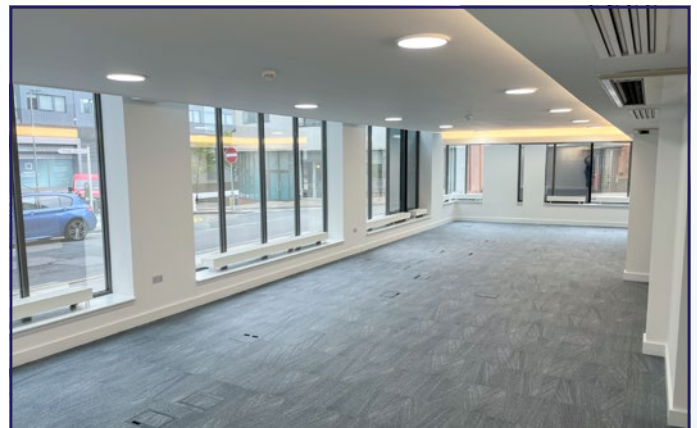
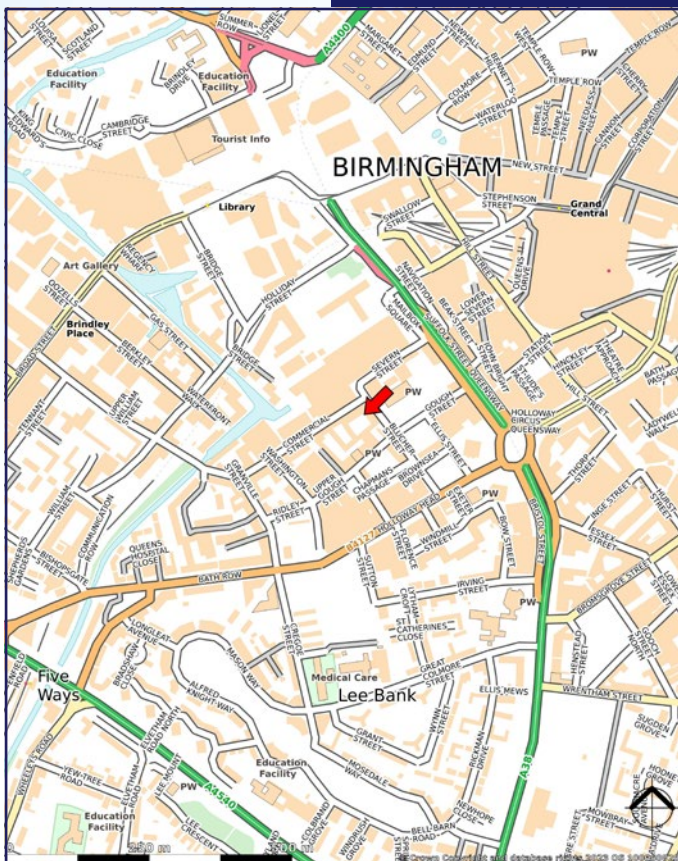
The available office accommodation is located on the ground and first floor with front door access from Blucher Street leading to a large double height reception area and open plan offices with a kitchen and W.C facilities. The first floor is accessed via a feature glass and steel staircase from the reception area and provides cellular offices/meeting rooms by way of full height glazed partitions with a further kitchen and W.C facilities.

In terms of specification, the property has recently been refurbished and benefits from:

- Raised access floors with floor boxes
- Air conditioning
- Ceilings with recessed feature lighting
- Full height windows providing natural lighting

In addition, 4 secure allocated basement car parking spaces are provided with access via a secure ramp from Commercial Street.

POSTCODE: B1 1RS



ACCOMMODATION

	SQ M	SQ FT
Ground Floor	134.79	1,451
First Floor	111.84	1,204
TOTAL Approx. Net Internal Area	246.63	2,655

TENURE

The property is available on a new lease on terms to be agreed.

RENTAL

£49,950 per annum (exclusive)

BUSINESS RATES

Rateable Value (2023): £40,750

EPC

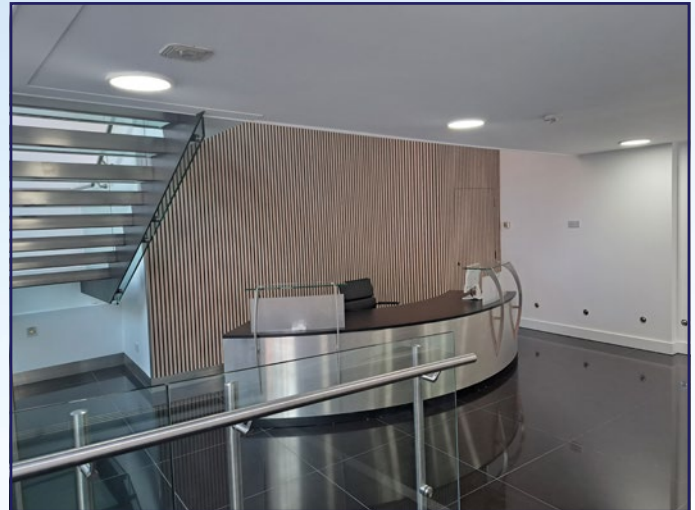
Rating: C (74)

SERVICE CHARGE

A service charge is levied for the maintenance and up-keep of common areas. Further details are available upon request from the agents.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.



LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VAT

All prices quoted are exclusive of VAT, which may be chargeable

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G7249 Date: 11/23

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