

NO.8 THE WHARF

THREE STOREY SELF CONTAINED OFFICE BUILDING
OVERLOOKING GAS STREET CANAL BASIN



View of Gas Street Basin from the premises

NO.8 THE WHARF
BRIDGE ST
BIRMINGHAM B1 2JR
2,389 sq ft (222 sq m)
with 4 parking spaces

 **Philippa
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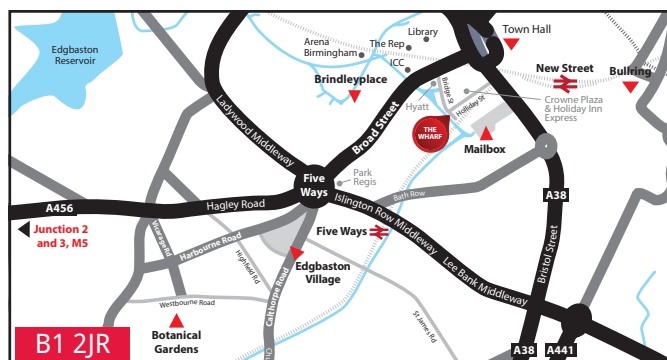
TO LET OFFICES IN A CANAL SIDE COURTYARD SCHEME, JUST OFF BROAD ST, CENTRAL BIRMINGHAM

Location

No 8 The Wharf is centrally located on Bridge St, off Broad St, Birmingham, on a scheme which benefits from being midway between Brindleyplace and the Colmore Row CBD area, yet having canal views to the rear of the beautiful Gas St Basin. The canal towpath gives easy walking access between The Mailbox & Cube developments and Brindleyplace.

The major Arena Central office scheme is directly opposite which is to be the new home for HSBC & HMRC.

Road access is good being close to the inner ring road and A38 giving swift access to the nations motorway network.



The Canal House Restaurant and Hyatt Hotel Gas Street Basin

Tenure

The building is available on a new lease, at terms to be agreed. Full details of terms available upon request and subject to contract.

Accommodation

We have measured the premises in accordance with the RICS code of Measuring practice 6th edition and confirm the following approximate net internal floor areas;

	Sq Ft	Sq m
Ground Floor	807.3	75
First floor	784.0	73
Second Floor	798.3	74
Total	2,389.6	222

Energy Performance Certificate (EPC)

The premises has an EPC rating of C (61).
A copy is available upon request.

Estate Service Charge & Rateable Value

An estate service charge is levied to cover cost of maintenance of shared driveway and landscaping. Details on request.

The rateable value of the office space as from April 2017 is £17,750. Any incoming occupier should make their own enquiries with the local authority to confirm this figure and the rates payable.

Legal Costs

Each side will be responsible for their own legal costs

VAT

VAT will be paid on rent and service charge at the prevailing rate.

Viewing and Further Information

By appointment with the sole agent;

Philippa Pickavance
0121 454 4676
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Subject to contract

Local Amenities

8 the Wharf is within close walking distance of;

- Brindleyplace and Broad Street which offer a wide variety of restaurants and bars including Bank, All Bar One, Piccolino, Café Rouge, Cielo, The Pickled Piglet, Bistrot Pierre and immediately adjoining The Canal House.
- The Hyatt, Crowne Plaza, Premier Inn, Jury's Inn, Hampton By Hilton, The Copthorne, Park Regis and the new Holiday Inn Express Hotels
- The ICC, NIA, Birmingham Rep Theatre and Library
- New Street railway station and Grand Central Retail centre

Description

The premises is a self contained 3 storey building forming part of a courtyard scheme, having brick external elevations, wooden frame double glazed windows and tiled pitched roof.

Internally the building currently provides a mix of individual and open plan offices, with generally painted plastered walls, solid carpeted floors and wall mounted electrical sockets and a mix of suspended ceilings with recessed lighting. Heating is by way of gas fired boiler and radiators.

There are WCs located on first and second floors, with the ground floor WC having been converted to a shower, but it is likely this will be reinstated as a further WC facility.

There are currently kitchen facilities on the second floor and a smaller kitchenette on the ground floor. Further details on specification of the premises, which may change following the departure of an existing tenant, can be supplied upon application.

There are 4 allocated car parking spaces to the front of the premises, accessed via the shared driveway from Bridge Street.

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