

NO.8 THE WHARF

GROUND FLOOR SUITE TO LET
OVERLOOKING GAS STREET CANAL BASIN



View of Gas Street Basin from the premises

NO.8 THE WHARF
BRIDGE ST
BIRMINGHAM B1 2JR

799 sq ft (74.22 sq m)

with 1 parking space

 **Philippa
Pickavance**
REAL ESTATE
0121 454 4676
www.philippapickavance.co.uk

TO LET OFFICE 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 suite is available on a short term sub-lease, at terms to be agreed, granted outside the Landlord and Tenant Act 1954. 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	799	74.22

Energy Performance Certificate (EPC)

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

Service Charge & Rateable Value

Details on request.

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

pp@philippapickavance.co.uk

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 available suite is on the ground floor of 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 suite provides a mix of individual and open plan office space, with generally painted plastered walls, solid carpeted floors and wall mounted electrical sockets and suspended ceilings and recessed lighting. Heating is by way of gas fired boiler and radiators.

There is a newly fitted kitchen and W/Cs located within the suite.

There will be one allocated car parking space to the front of the premises, accessed via the shared driveway from Bridge Street.



Subject to contract

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