

OFFICE | FOR SALE

[VIEW ONLINE](#)

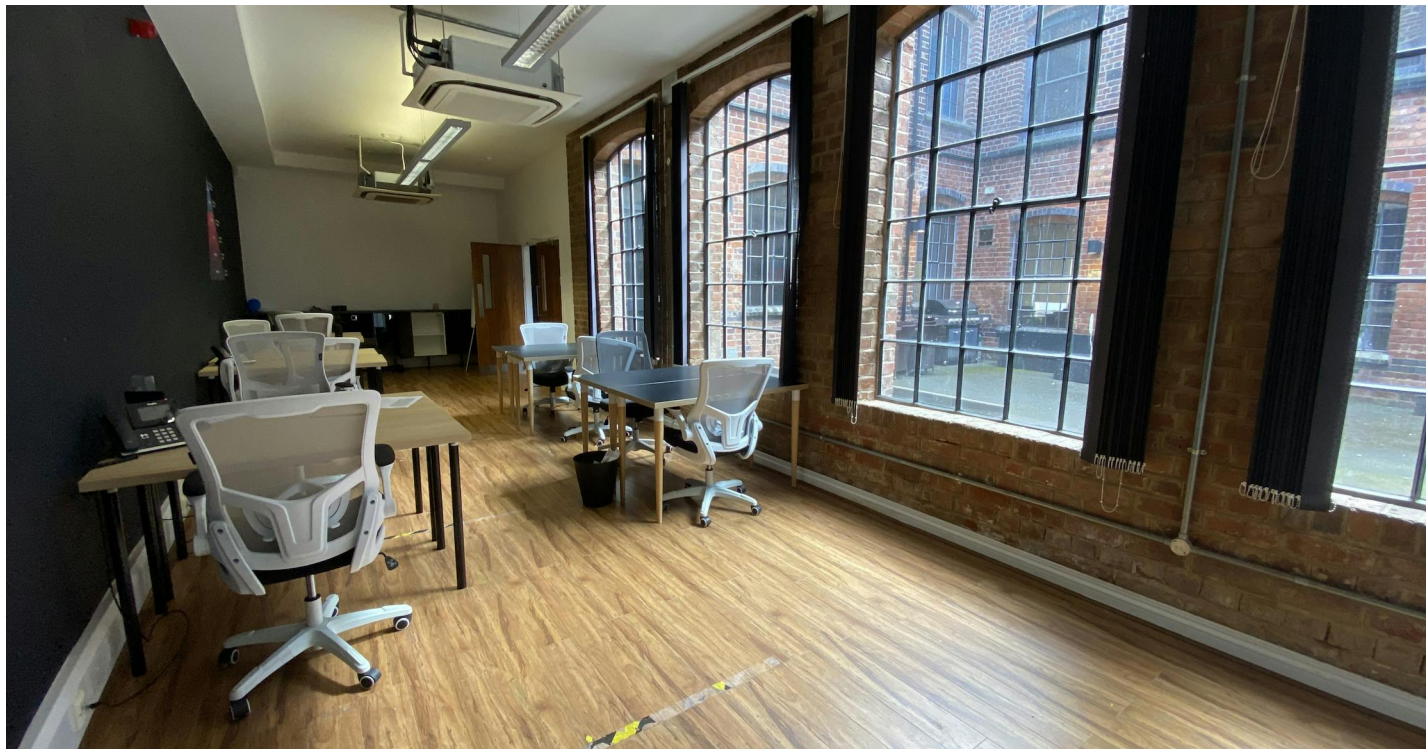


SILVERWORKS, NORTHWOOD STREET, JEWELLERY QUARTER, B3 1TX
7,040 SQ FT (654.04 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Rare Opportunity to Acquire a Substantial
Freehold Building with Car Parking, in
Birmingham's Historic Jewellery Quarter

- Substantial premises with car parking
 - Characterful premises built around a central courtyard
 - Significant asset management opportunity
 - Redevelopment/conversion opportunity
 - Close proximity to St Pauls Square & Birmingham City Centre
 - Part income producing
-



DESCRIPTION

This exceptional Grade II listed period office building spans three floors and is centered around a beautifully paved courtyard, accessible from Northwood Street.

Recently undergoing extensive refurbishment, the property showcases original Crittall windows that open into a spacious courtyard, flooding the open-plan layout with natural light.

Each suite has been finished to a high standard, featuring carpeted flooring, stylish lighting, air conditioning and heating, a fully fitted kitchen and canteen area, and well-appointed, spacious WC facilities.

Additionally, the property boasts the rare benefit of a secure adjacent car park.

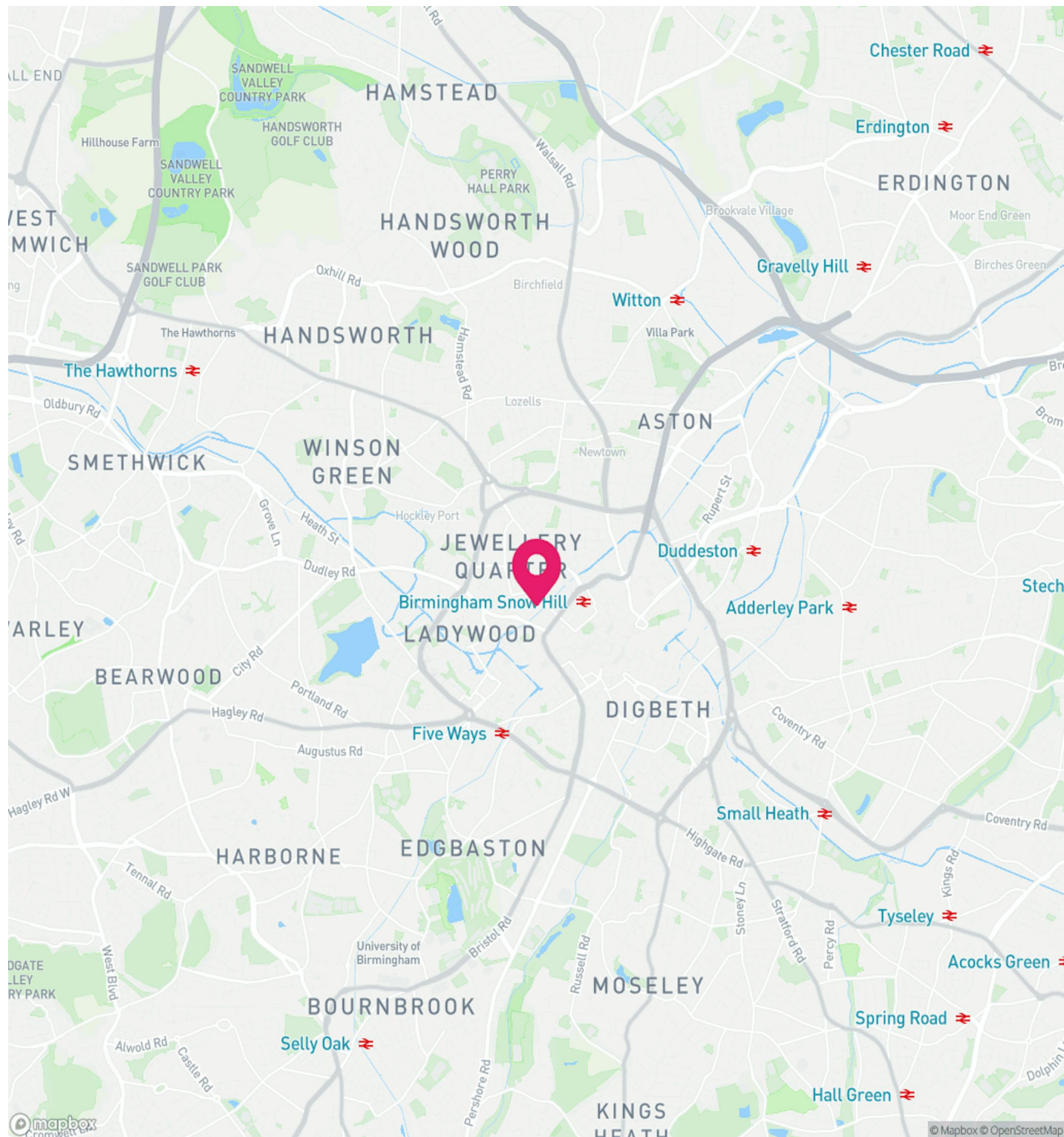


LOCATION

The property is located on Northwood Street close to its junction with Caroline Street and St Pauls Square in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The property is well placed for access around the city, being within close proximity to the middle ring road and with Snow Hill and The Jewellery Quarter metro / train stations being within easy walking distance.

The St Pauls Metro is also within close proximity and numerous bus services operate close by.



THE JEWELLERY QUARTER

The Jewellery Quarter is one of Birmingham's city centre business hotspots.

The Jewellery Quarter is easily accessible with excellent transport links, including Birmingham Snow Hill Station.

Alternatively, you can reach the Jewellery Quarter from Birmingham City Centre via tram by getting off at the St Paul's stop.

Places to Eat in the Jewellery Quarter

This area is a lively hub with a wide selection of bars, restaurants, cafes, and shops to explore. Popular spots include:

- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

For a more affordable option, consider picking up a meal from the local Tesco and enjoying it in the park surrounding St Paul's Church. It's a perfect spot to relax and get some fresh air during your workday.

Staying Active

If you want to stay active, there are also several gyms in the area, such as SPM Fitness and Henrietta Street Gym.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

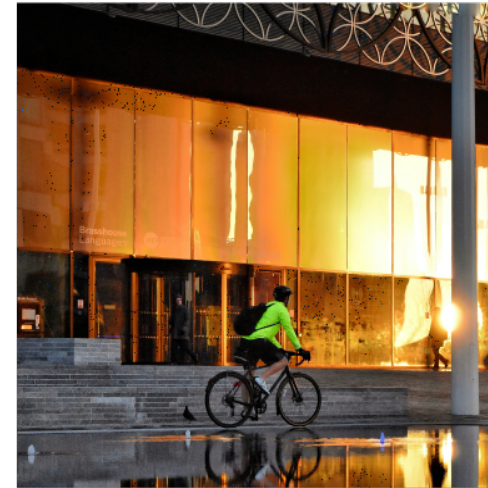
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

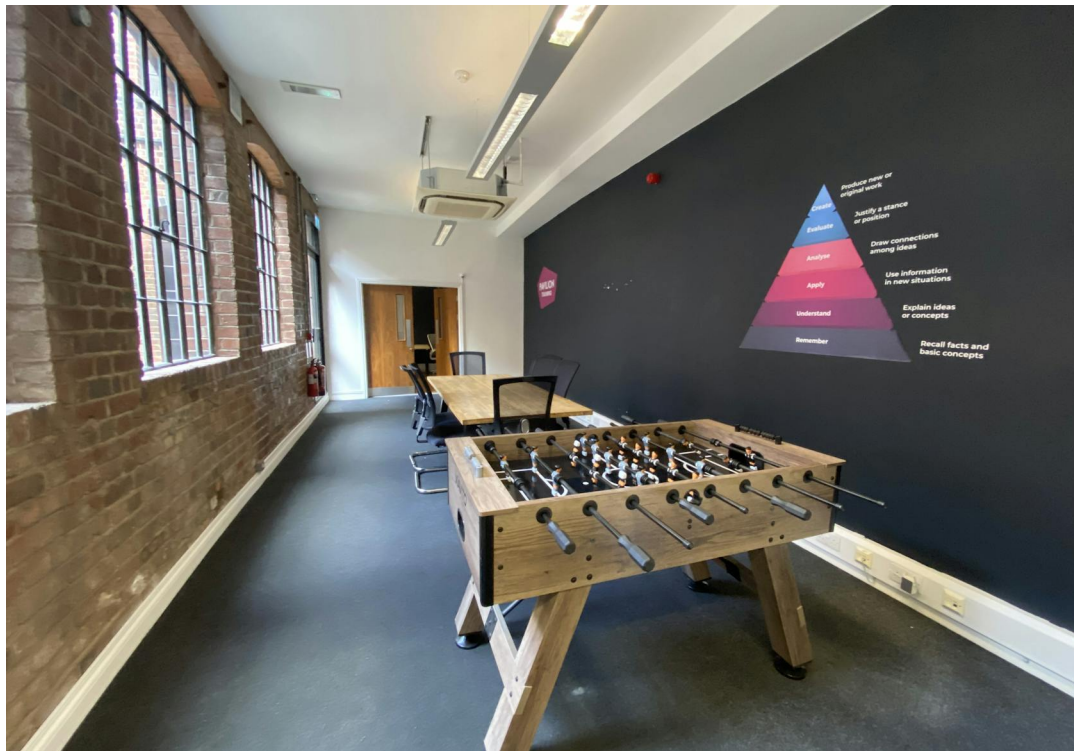
Central location, global reach: A strategic location offers quick train connections:

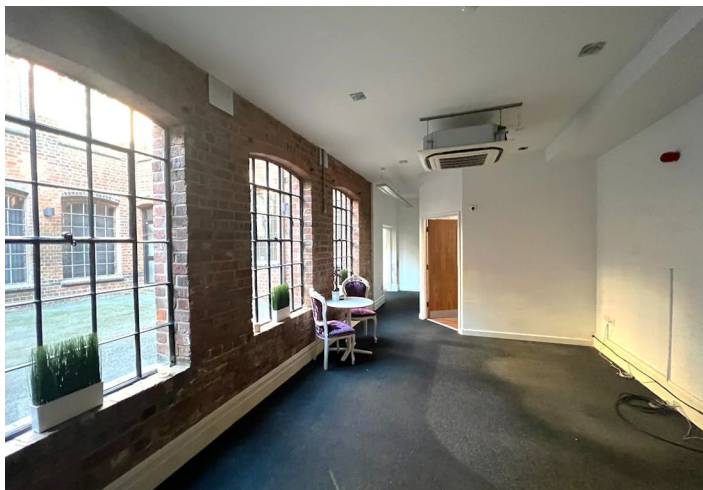
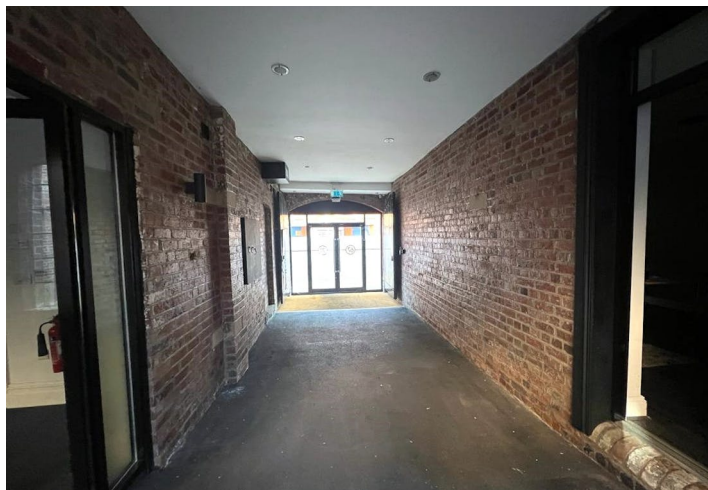
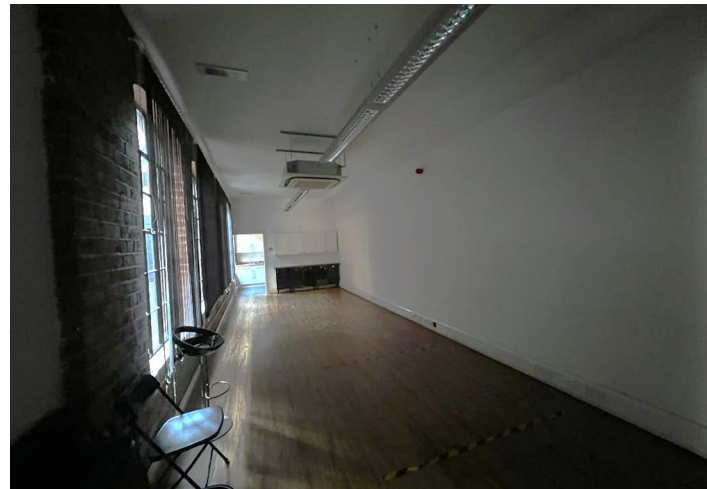
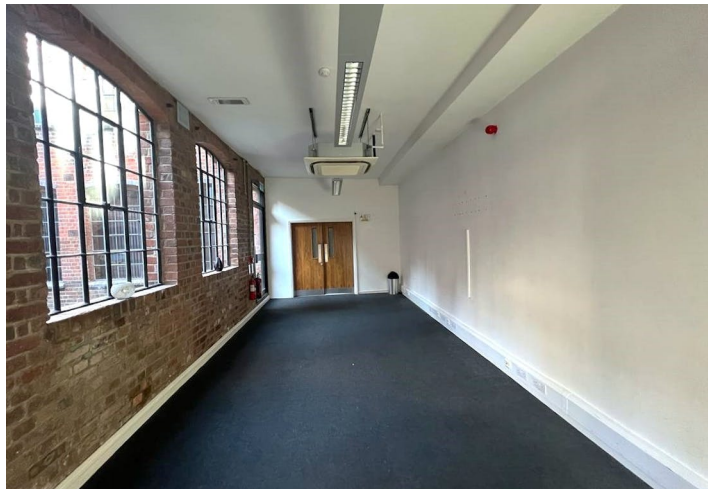
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!







AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor Office	2,100	195.10	Available
1st - First Floor	2,470	229.47	Available
2nd - Second Floor Office	2,470	229.47	Let
Total	7,040	654.04	

TENANCY INFORMATION

The ground and first floor suites are currently vacant.

The second floor is let to Poppleton & Appleby (Midlands) LLP for a term of 10years from 10th February 2022 at a rental of £35,000 per annum with breaks February 2026 and February 2029. The lease includes the use of 3 car parking spaces and the tenant is responsible for paying service charge (currently £4,000 per annum per floor).

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWING

Strictly via the sole agent Siddall Jones.

VAT

Applicable. However, it envisaged that any sale would be treated as a TOGC.

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in excess of £1,500,000 for the freehold interest and subject to contract

EPC

D (98)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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