

OFFICE | TO LET



GUILDHALL BUILDINGS, NAVIGATION STREET, BIRMINGHAM, B2 4BT

237 TO 1,216 SQ FT (22.02 TO 112.97 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Refurbished City Centre Offices Opposite New Street Station Available from 237 ft2. Please Contact Siddall Jones for Availability.

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- High Speed 1 GB Fibre Broadband
  - 2x Passenger Lifts
  - Control Video Intercom System
  - Toilets and Kitchens to all Floors
  - Perimeter Trunking with Power and Data
  - Concierge Service
  - Secure Bicycle Storage
  - Full Coverage CCTV
  - 24/7 Access
- 





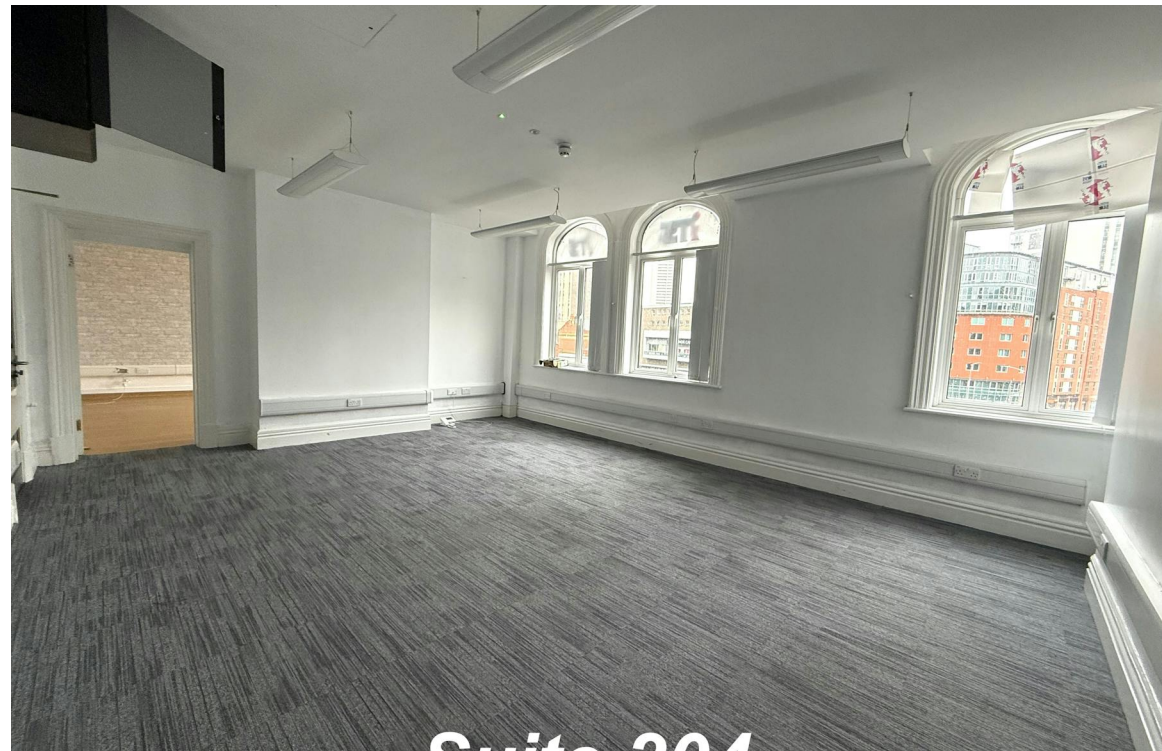
## DESCRIPTION

The Guildhall Buildings occupy a prominent position directly outside of New Street station being a stunning terracotta building arranged over three floors.

Each office benefits from LED lighting, carpet flooring, high speed broadband, control video intercom system and perimeter trunking with power and data.

Staff and visitors benefit from Guildhall Buildings' central location with direct access to a range of transport links and facilities at New Street Station, the Bullring and the Mailbox.

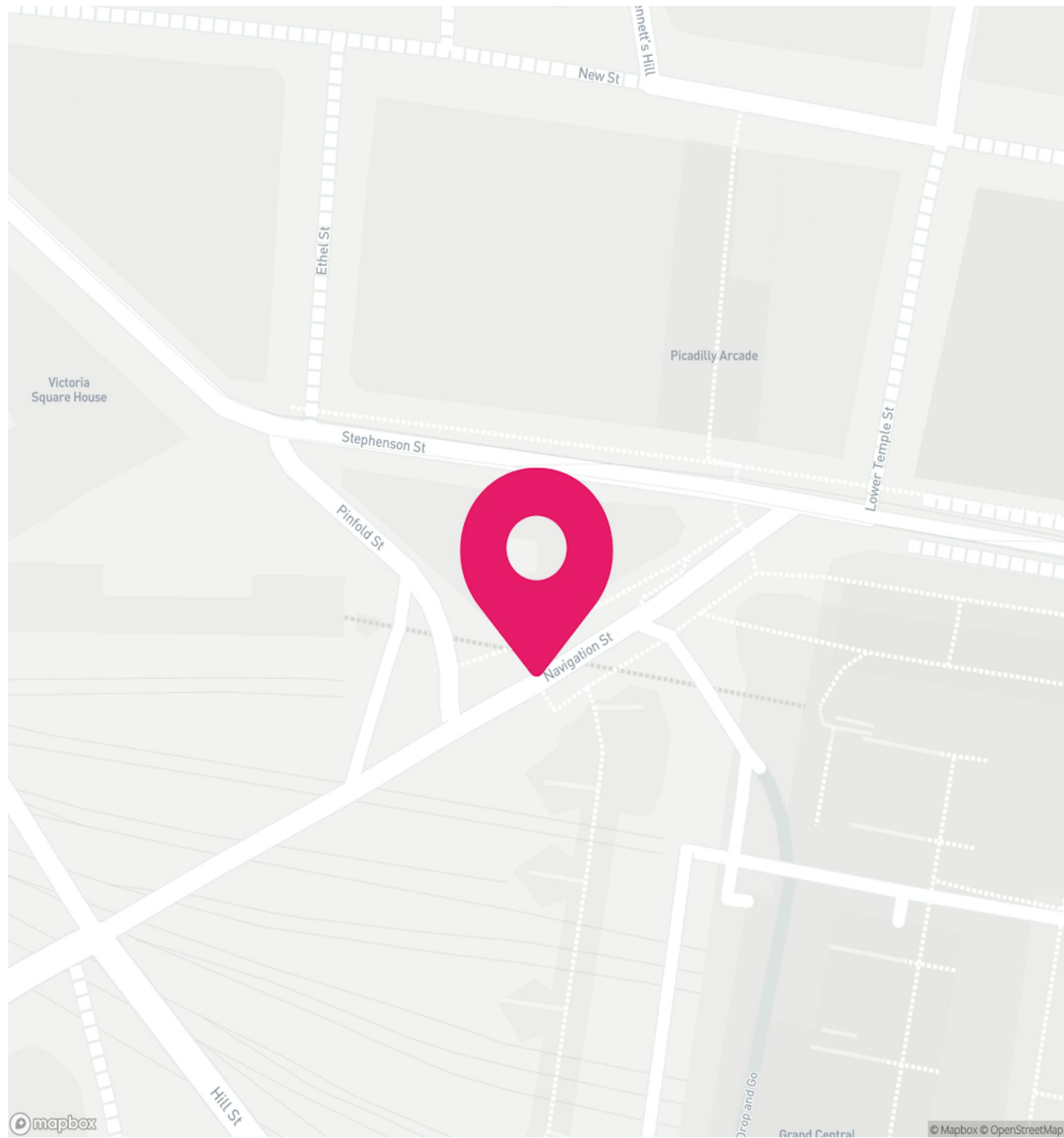
The retail element of the building offers, coffee shops, dry cleaners, hairdressers and delicatessens.



## LOCATION

The Guildhall Buildings are conveniently situated within Birmingham City Centre, directly opposite the entrance to New Street Station and the Tram.

Extensive retail and leisure facilities are on the building's doorstep including Grand Central, Mailbox and Bullring.





## 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.

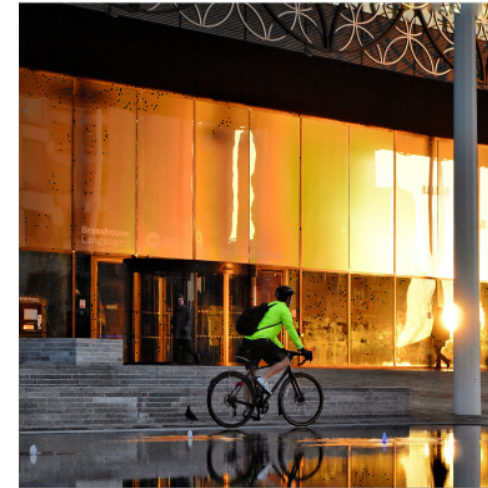
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**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!











*Suite 201*



*Suite 206a*



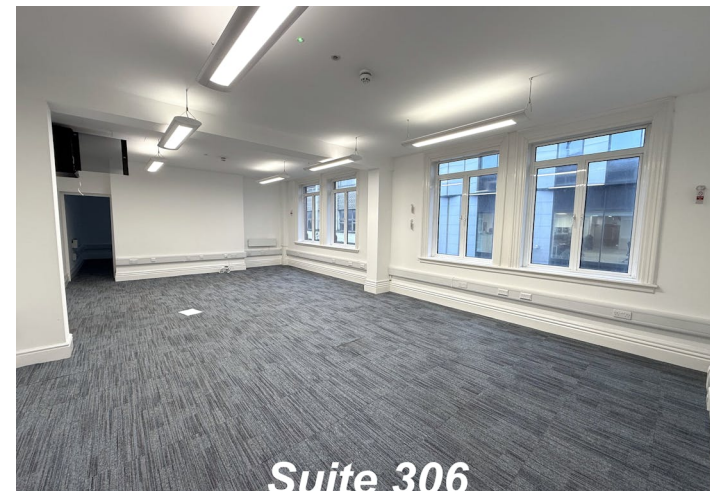
*Suite 206a*



*Suite 206d*



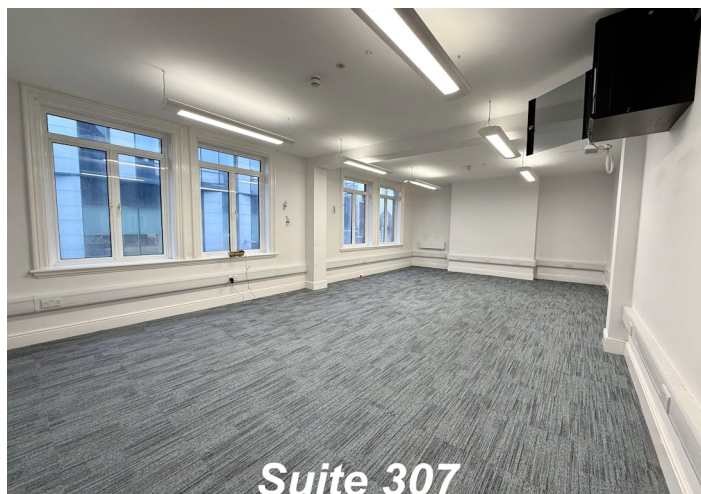
*Suite 206d*



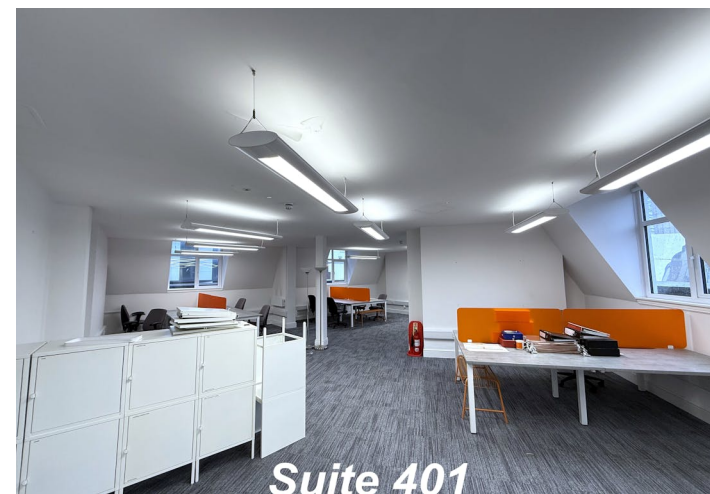
*Suite 306*



*Suite 306*



*Suite 307*



*Suite 401*

## AVAILABILITY

Name	sq ft	Rent	Total year	Availability
Suite - 106	721	£19.50 /sq ft	£14,059.50	Available
2nd - 201	1,023	£19.50 /sq ft	£19,948.50	Available
Suite - 204	560	£19.50 /sq ft	£10,920	Available
2nd - 205	1,012	£19.50 /sq ft	£19,734	Available
2nd - 206a	495	£19.50 /sq ft	£9,652.50	Available
Suite - 206b	237	£19.50 /sq ft	£4,621.50	Available
Suite - 206d	237	£19.50 /sq ft	£4,621.50	Available
3rd - 301	1,023	£19.50 /sq ft	£19,948.50	Available
3rd - 303	1,076	£19.50 /sq ft	£20,982	Available
3rd - 304	560	£19.50 /sq ft	£10,920	Available
3rd - 305	1,012	£19.50 /sq ft	£19,734	Available
Suite - 306	743	£19.50 /sq ft	£14,488.50	Available
3rd - 307	495	£19.50 /sq ft	£9,652.50	Available



Name	sq ft	Rent	Total year	Availability
4th - 401	1,216	£19.50 /sq ft	£23,712	Available
4th - 403a	840	£19.50 /sq ft	£16,380	Available
4th - 403b	366	£19.50 /sq ft	£7,137	Available
Suite - 406	689	£19.50 /sq ft	£13,435.50	Available
Total	12,305		£239,947.50	



## TERMS

The suites are available on a new lease, with length to be agreed.

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## SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of communal areas.

## VAT

All prices quoted are exclusive of VAT, which we understand is payable.

## LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## AVAILABILITY

The property is available immediately upon completion of legal formalities.

## LEASE

The property is available to let on a new lease with length to be agreed.

## POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

## 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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