

OFFICE | TO LET

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REGENT HOUSE, 50 FREDERICK STREET, BIRMINGHAM, B1 3HR

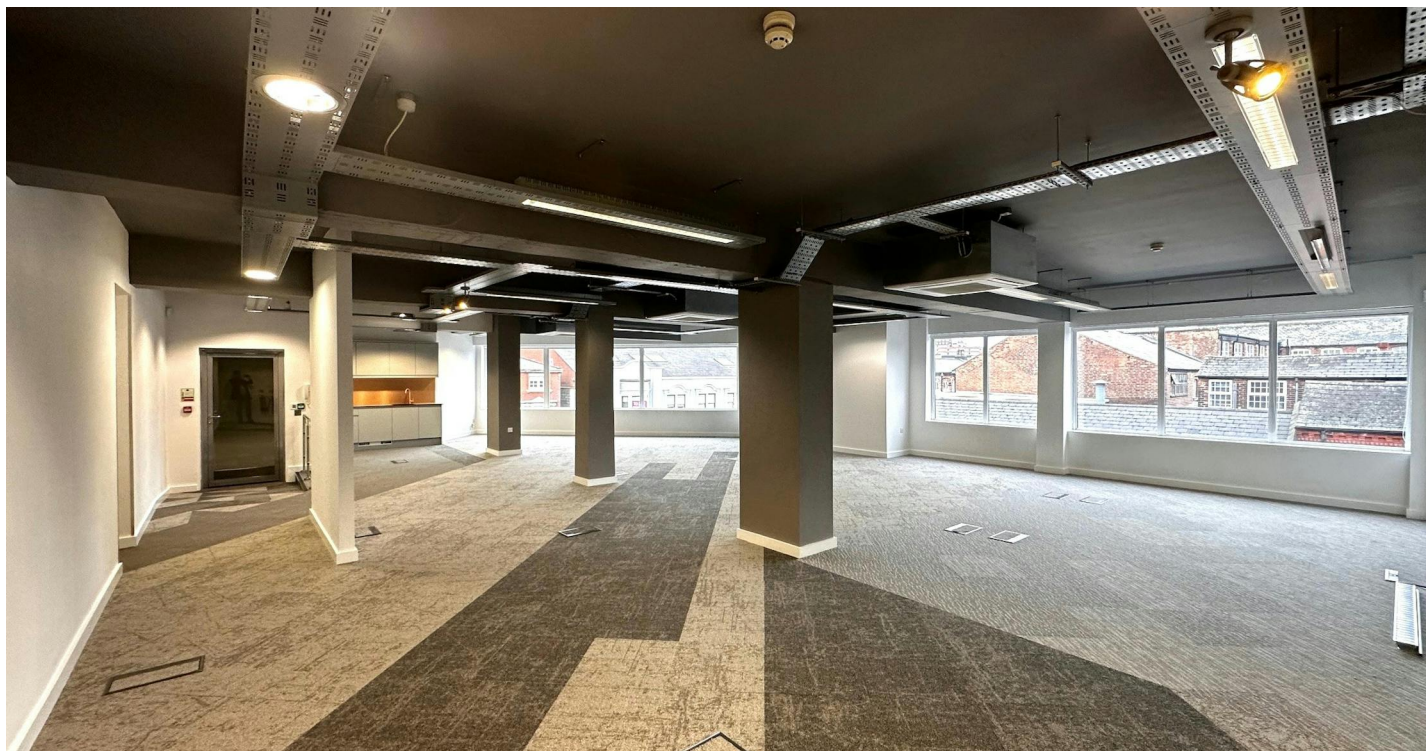
1,936 SQ FT (179.86 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Fully Refurbished Office Suite Situated on the Second Floor, in the Heart of Birmingham's Jewellery Quarter

- Fully Refurbished Suite
- Open Plan Floorplate
- Raised Access Flooring
- Air Conditioning & Heating
- Feature Lighting
- Excellent Natural Light
- New Fitted Kitchenette
- Refurbished Toilet Facilities
- Passenger Lift Access





## DESCRIPTION

The property comprises a prominent office building fronting Frederick Street at its junction with Albion Street.

The upper floors are accessed via glazed pedestrian access off Frederick Street leading into a reception area with stairwell and passenger lift.

The subject suite comprises modern open plan accommodation which has undergone a substantial refurbishment including:

- Passenger lift
- Raised access flooring
- Air conditioning
- Fitted kitchen with integrated appliances
- CAT 6 Cabling
- Bespoke toilet facilities
- Double glazed windows with inset blinds
- Card operated door entry system
- CCTV
- Intruder and Fire Alarm

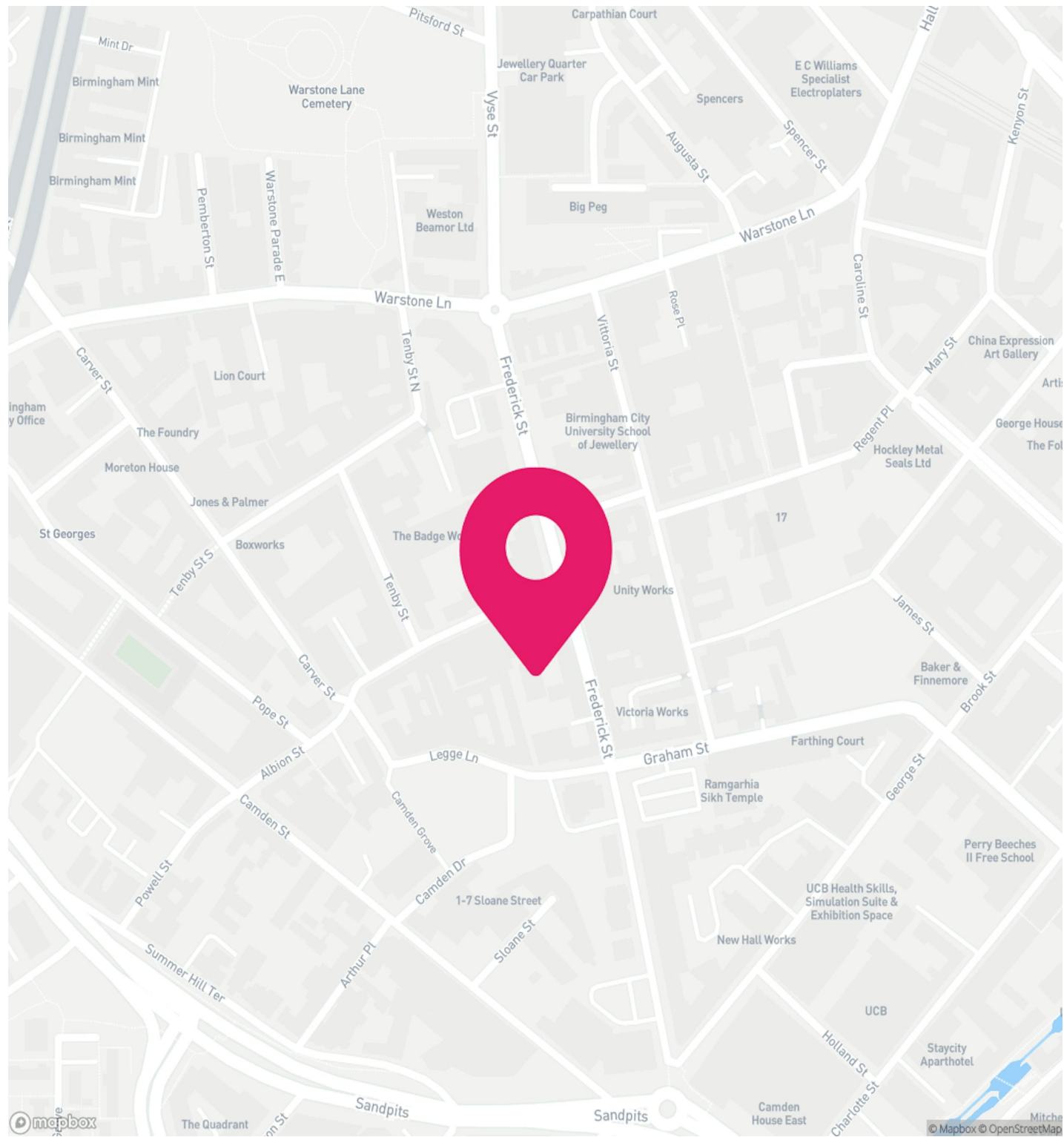


## LOCATION

The property is predominately situated along Frederick Street at its junction with Albion Street in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The premises are situated only a short distance from the attractive St Pauls Square and just over ½ mile from Brindley Place and Birmingham City Centre.

The immediate area is well served by public transport with the Jewellery Quarter and Snowhill metro/train station within close proximity and frequent bus services nearby.





## 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.



## RENT

The property is available on a new lease with length to be agreed and inclusive of Service Charge, at £28,000 exclusive per annum.

## 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.

## 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.

## VAT

Applicable

## LEGAL FEES

Each party to bear their own costs

## EPC

C (54)

## 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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