

OFFICE | TO LET

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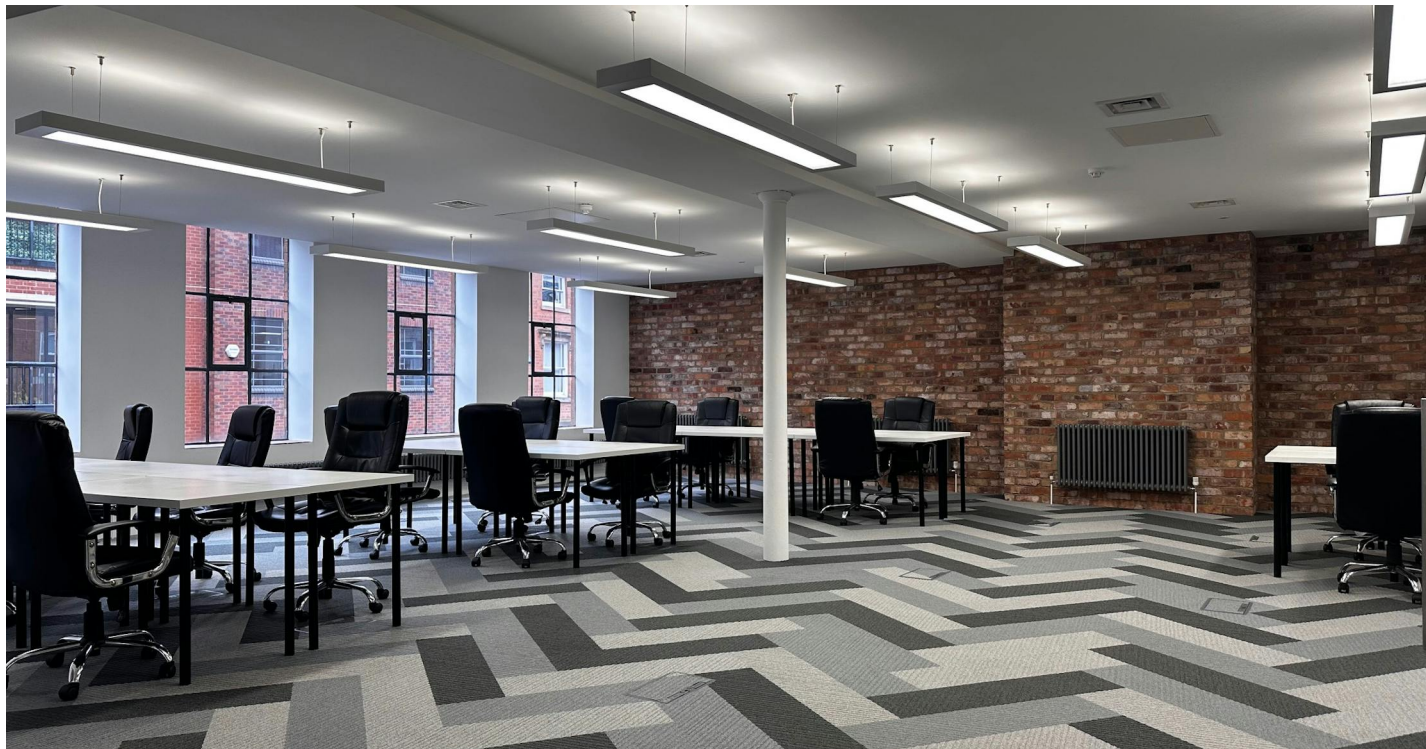
NELSON HOUSE, EDWARD STREET, BIRMINGHAM, B1 2RA

2,007 TO 4,318 SQ FT (186.46 TO 401.16 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern and characterful office space, recently refurbished and situated within close proximity to the City Centre and Brindley Place

- Fully Refurbished, Character Office Space
 - Furnished
 - Air Conditioning
 - Full Raised Access Flooring
 - 24/7 Security
 - 1:500 Car Parking Ratio - with additional car parking available
 - Rental of £18.50 ft²
-



DESCRIPTION

Nelson House is an unique period property, which provides high quality office accommodation forming part of a large courtyard scheme situated in a vibrant canal side location on the edge of Birmingham's Core Business District.

The subject suites have been sympathetically refurbished to a high standard, benefiting from a modern fit out whist retaining many character features including exposed brick walls, exposed steels and crittal windows.

Each suite provides a generous amount of plan plan office accommodation with some meeting room and directors offices provided.

Specification:

Full access raised floors

Furnished with desks, chairs and drawer pedestal

Air Conditioning

Carpet tiled flooring

Feature LED lighting

Integral kitchen

Lift access

Central heating

Sperate meeting rooms with boardroom furniture

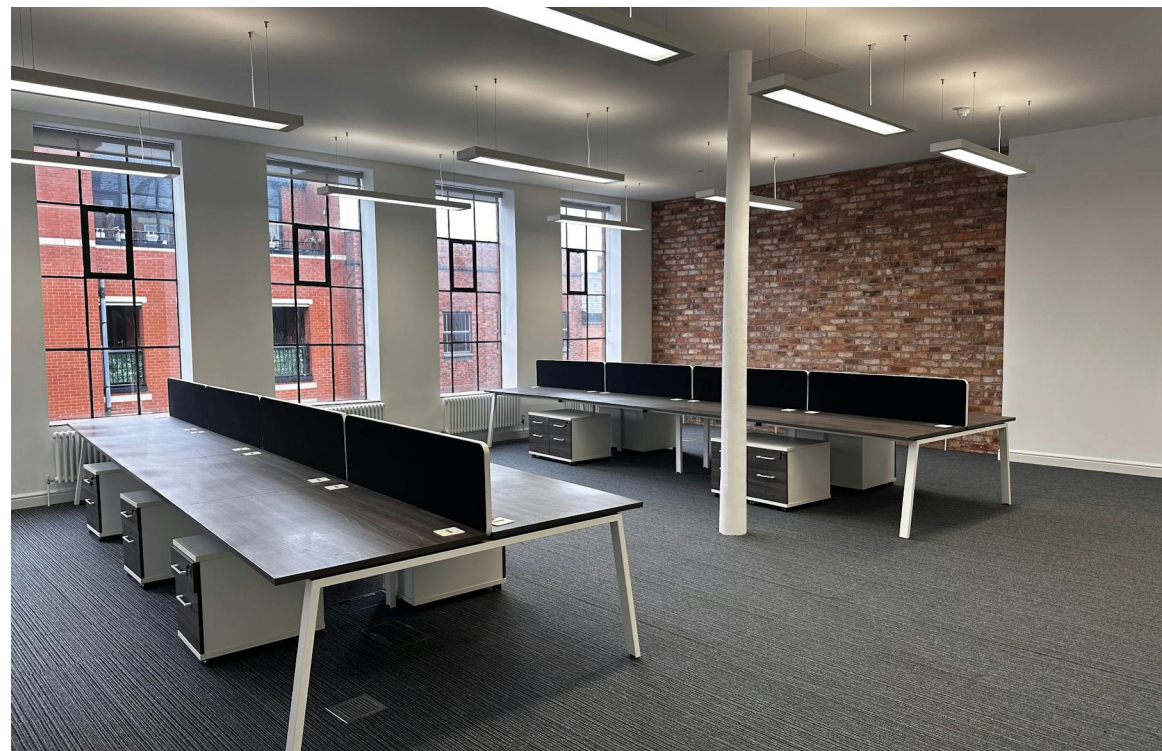
1:500 sq ft car parking ratio

On site Cafe

24/7 Security

Showers

Bike Racks

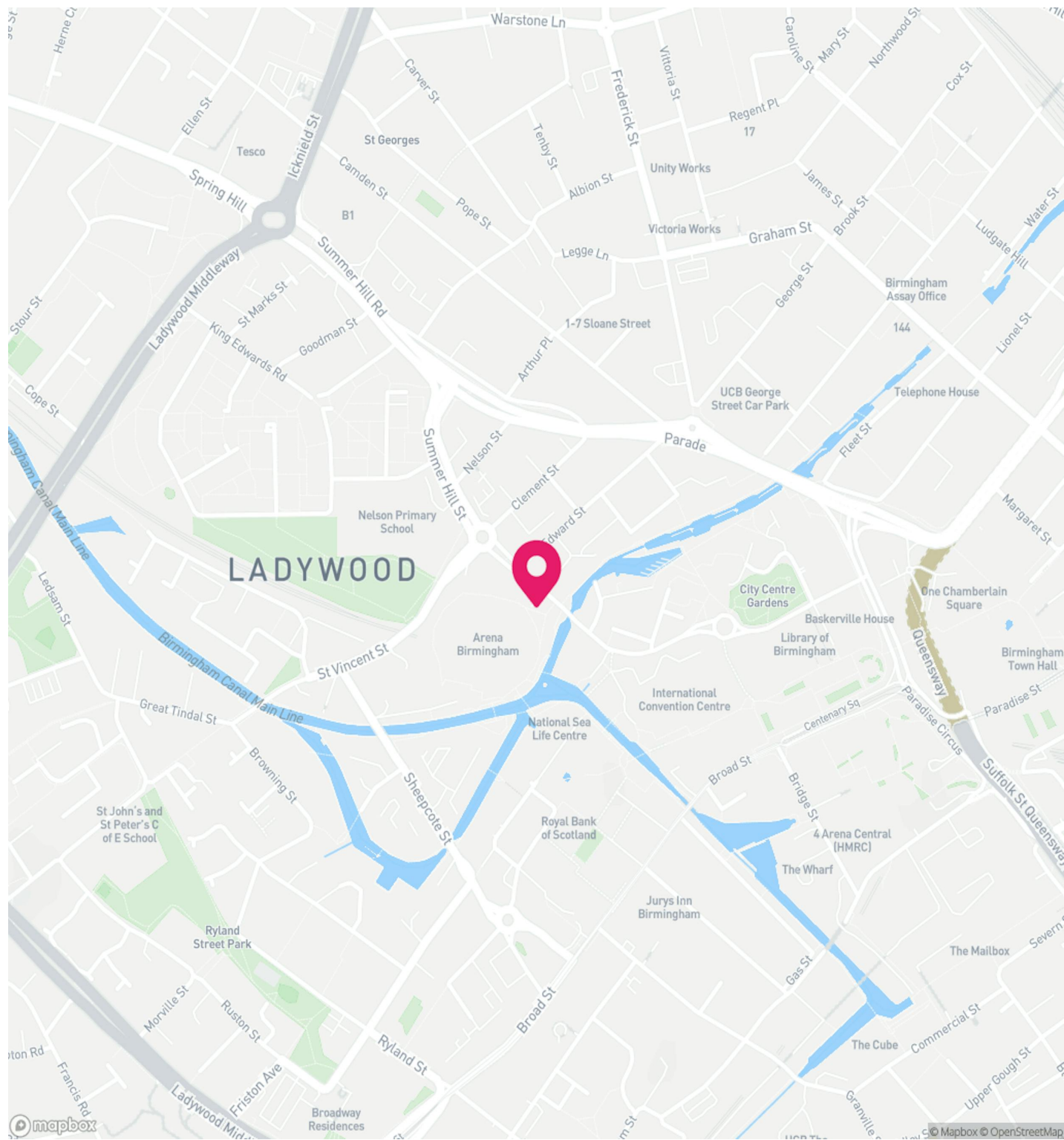


LOCATION

The property is situated along Edward Street, within the A4540 ring road, with walk times of around five minutes to Brindleyplace, Centenary Square and the Paradise development.

The immediate area also provides some of the best leisure, conference and entertainment facilities in the UK. The Utilita arena is opposite the property and the International Convention Centre (ICC) and facilities at Centenary Square are also within a short walk, offering a diverse range of business and social events.

Communication links are excellent with convenient access to the M6 via the A38(M) and being within walking distance of both New Street and Snow Hill stations.



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.

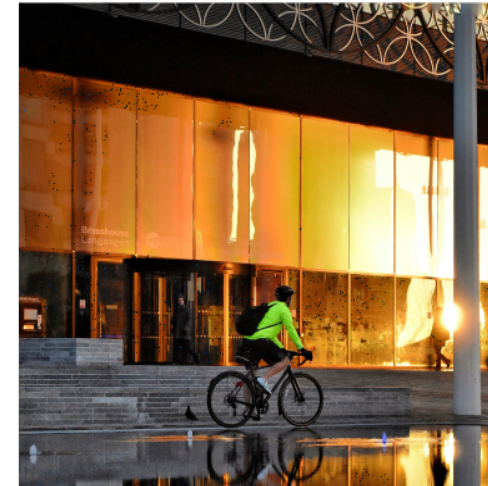
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

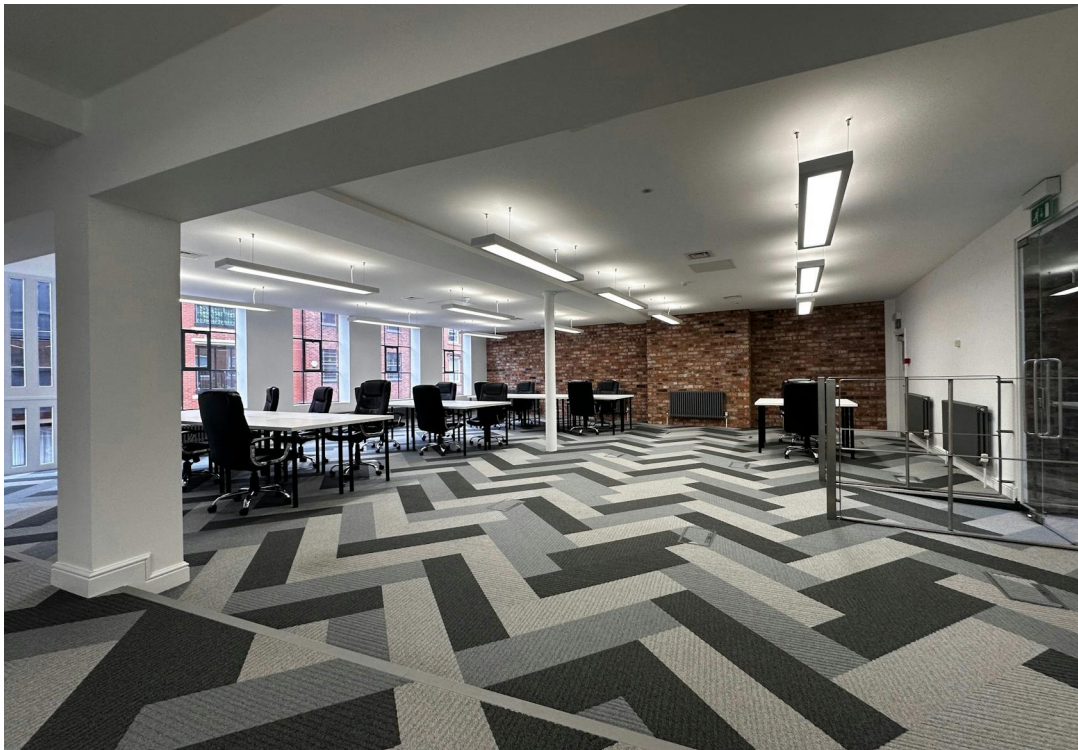
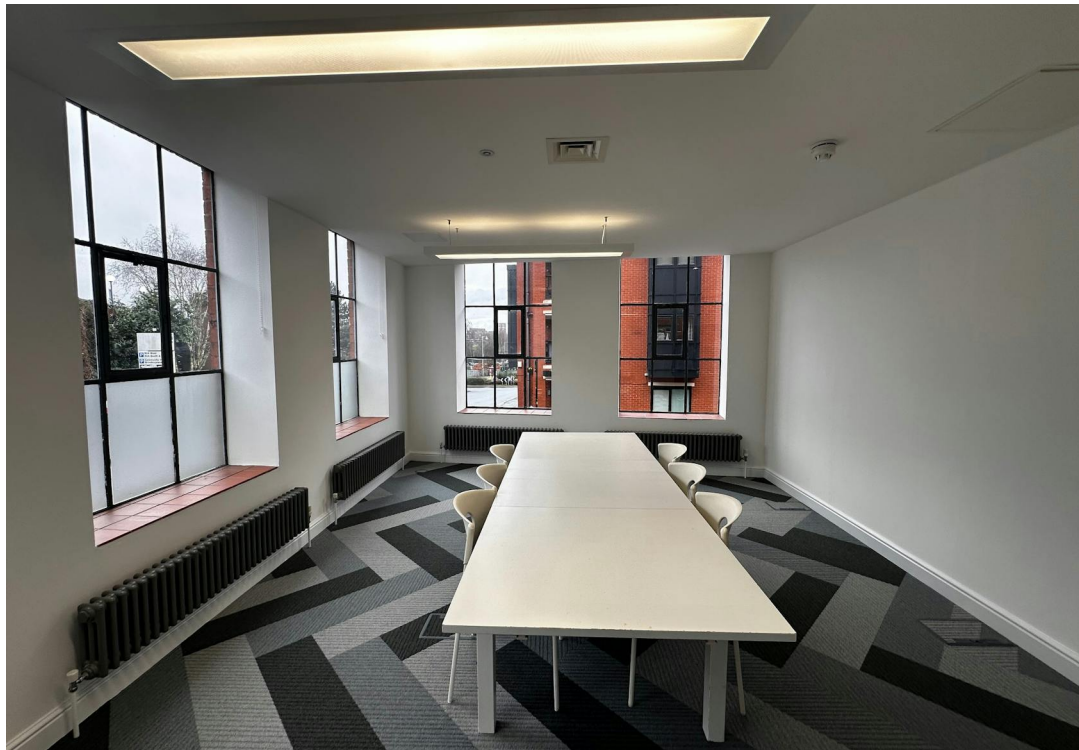
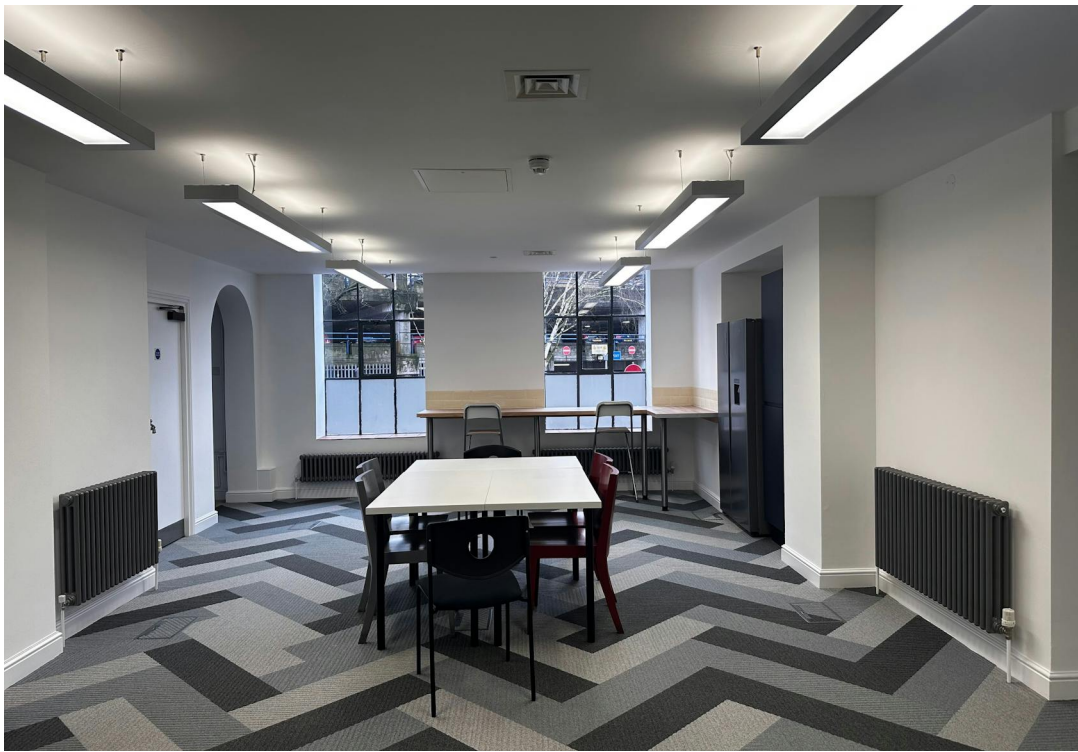
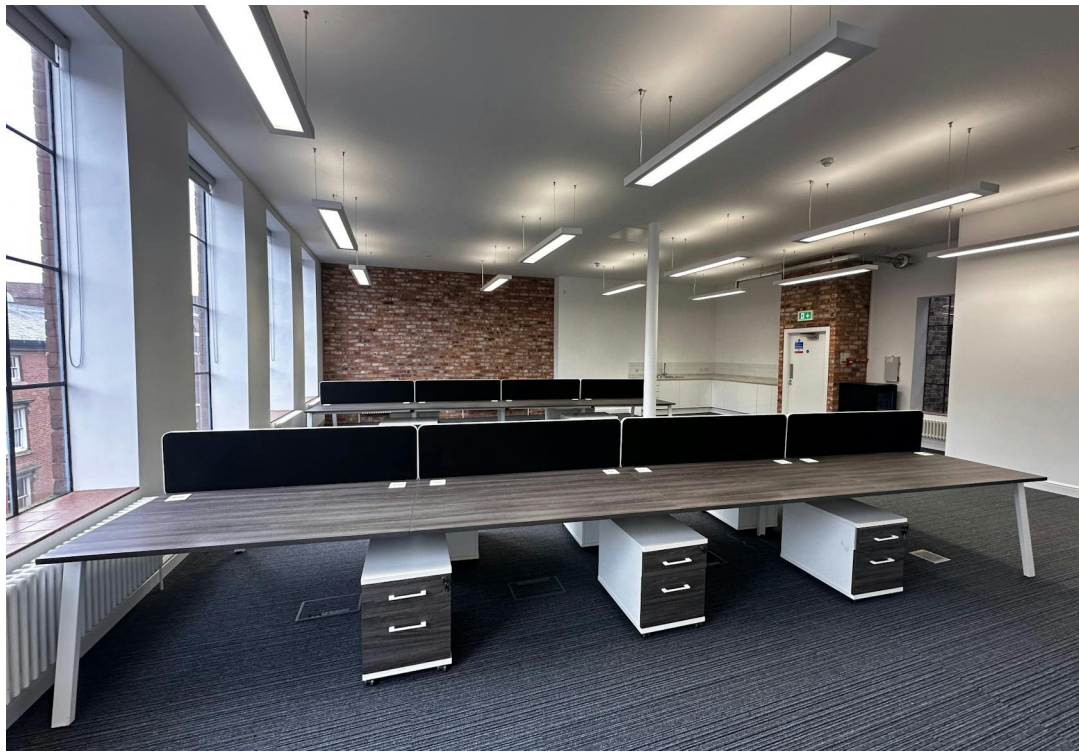
Central location, global reach: A strategic location offers quick train connections:

- 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	2,007	186.46	Available
1st - First Floor Office	2,311	214.70	Available
Total	4,318	401.16	

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.

VIEWING

Strictly via the sole agent Siddall Jones.

SERVICE CHARGE

£5.85 per sq ft

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

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

RENT

£18.50 per sq ft on a new lease with length and terms to be agreed.

POSSESSION

The property is immediately available following the completion of legal formalities.

EPC

D (77)

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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