

INDUSTRIAL | TO LET

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REAR OF MARY ANN STREET, JEWELLERY QUARTER, BIRMINGHAM, B3 1RJ

7,172 SQ FT (666.30 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Former Industrial Premises which may be suitable for Leisure or Office Purposes (STP)

- Located close to St Paul's Square
- Nearby to Indian Brewery, Jam House and St Paul's House
- Former Industrial Premises
- GIA 7,172 ft²



DESCRIPTION

The property comprises of a former industrial premises, which comprises of a single-storey portal frame construction with north-lit roof and a two storey masonry building with pitched tile roof over.

The accommodation provides open span warehouse space with concrete flooring and large gated access doors.

The masonry building provides workshop space at ground floor level with additional storage and facilities located at first floor level.

The landlord is prepared to carry out a schedule of works to improve the accommodation upon a suitable occupier being sought for the building.



LOCATION

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The building is accessed from Mary Ann Street, just off St Paul's Square in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The property is only a short walk from Birmingham City Centre and is located near the city's Inner Ring Road (A4540) and benefits from easy access to the A38(M) and the UK's wider motorway network.

The immediate area is well served by public transport with regular bus services nearby and Snow Hill mainline railway station approximately 600m via Livery Street.

Nearby occupiers include Indian Brewery, St. Paul's House, The Jam House and Cucina Rustica.



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, Temple Gym, and Henrietta Street Gym.



VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

POSSESSION

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

POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

EPC

EPC exempt - Currently being constructed or undergoing major refurbishment

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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