

OFFICE | TO LET

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SUITE 10 NEWHALL PLACE, NEWHALL HILL, JEWELLERY QUARTER, B1 3JH

1,225 SQ FT (113.81 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

First Floor, Self-Contained Character Office with
Separate Boardroom

- Jewellery Quarter Location
 - Georgian Character Office Building
 - Separate Boardroom
 - Fitted Kitchen & W/C
 - LED Lighting
 - Power & Data Cabling
-



DESCRIPTION

This Georgian character office provides high quality accommodation whilst maintaining many original features.

The subject suite comprises an 'L shaped' configuration entering a large open plan office

A separate board room, fitted kitchen, toilets and quiet rooms are located off the main office space.

The space benefits from LED lighting, electric heating, emulsion coated walls, laminate wood flooring and power and data cabling.

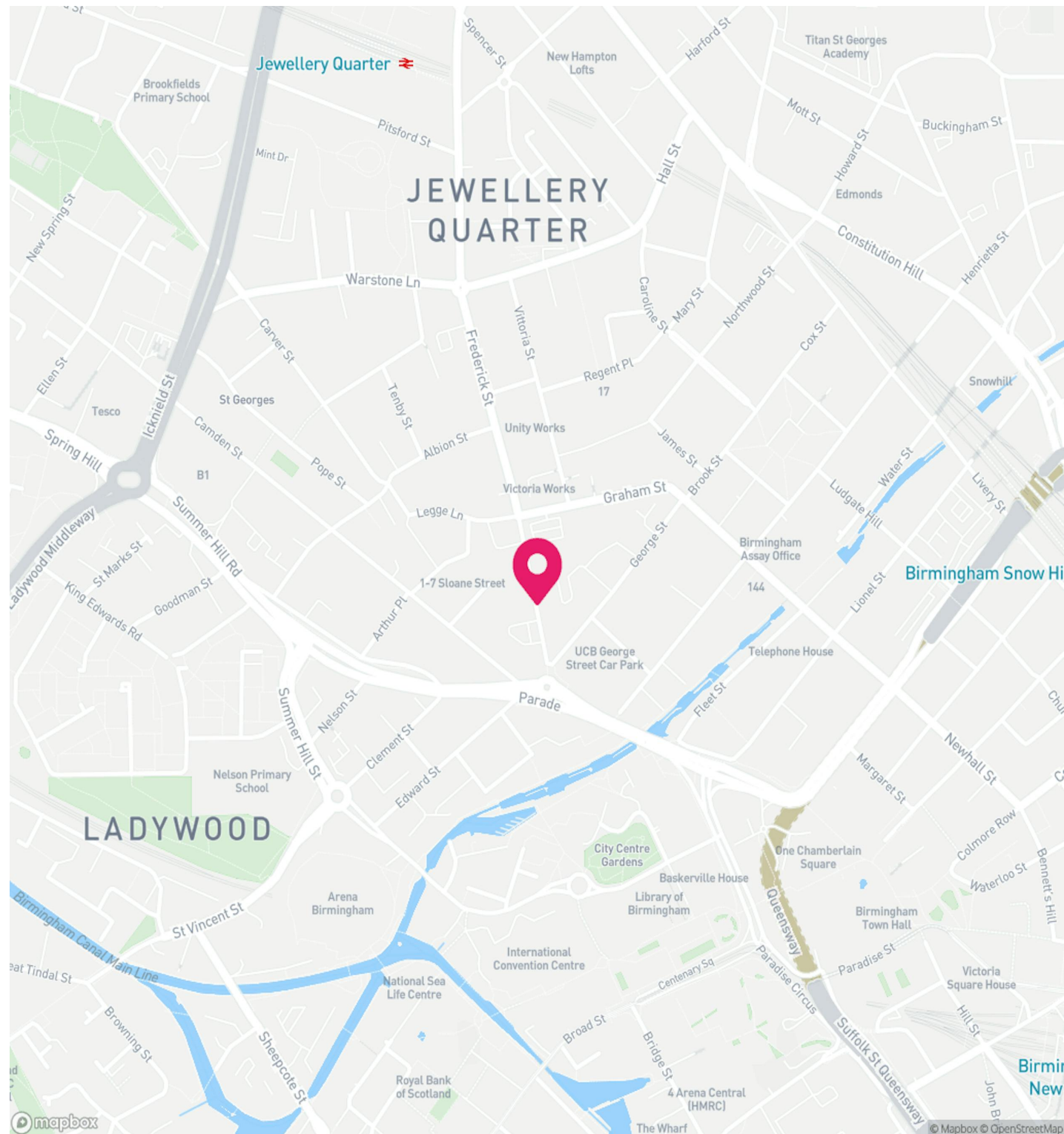


LOCATION

The property is situated on Newhall Hill in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The premises are situated only a short distance from the attractive St Paul's 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 proximity and frequent bus services 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, Temple Gym, and Henrietta Street Gym.

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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.

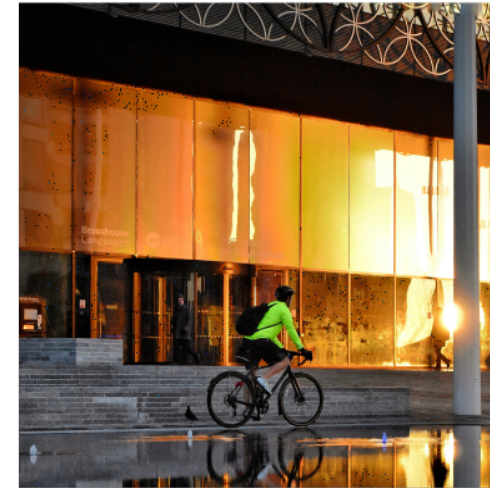
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!





RENTAL / TERMS

The property is available to let on a new lease, with length to be agreed at £15,000 per annum (exclusive).

SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of communal areas, buildings insurance, waste disposal and fire alarm maintenance etc.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

PLANNING USE

We understand that the property has consent under Use Class E (Commercial, Business and Service). Beauty and Aesthetics use is not permitted at the property.

VIEWINGS

Strictly via prior appointment with the sole agent Siddall Jones.

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.

POSSESSION

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

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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