

OFFICE | TO LET

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GROUND FLOOR, LUDGATE HOUSE, LUDGATE HILL, BIRMINGHAM, B3 1DX
1,117 SQ FT (103.77 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Refurbished Office Premises just of St Paul's Square

- Quoting Rental £20,000 PA
 - Fully Refurbished Office Premises
 - Suitable For Alternative Uses (STP)
 - New LED Lighting
 - Neutral Colour Scheme
 - Modern Kitchen and Bathroom Facilities
 - Excellent Food and Beverage Options Locally
 - Gas-fired Heating
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DESCRIPTION

The property is a self-contained ground-floor office located just off St. Paul's Square in the Jewellery Quarter.

Accessed via a secure entry system and communal lobby, the space features an open-plan office area with excellent natural light, along with a separate rear meeting room.

The recently refurbished office benefits from new LED lighting, carpeted flooring, and a fresh, neutral decoration.

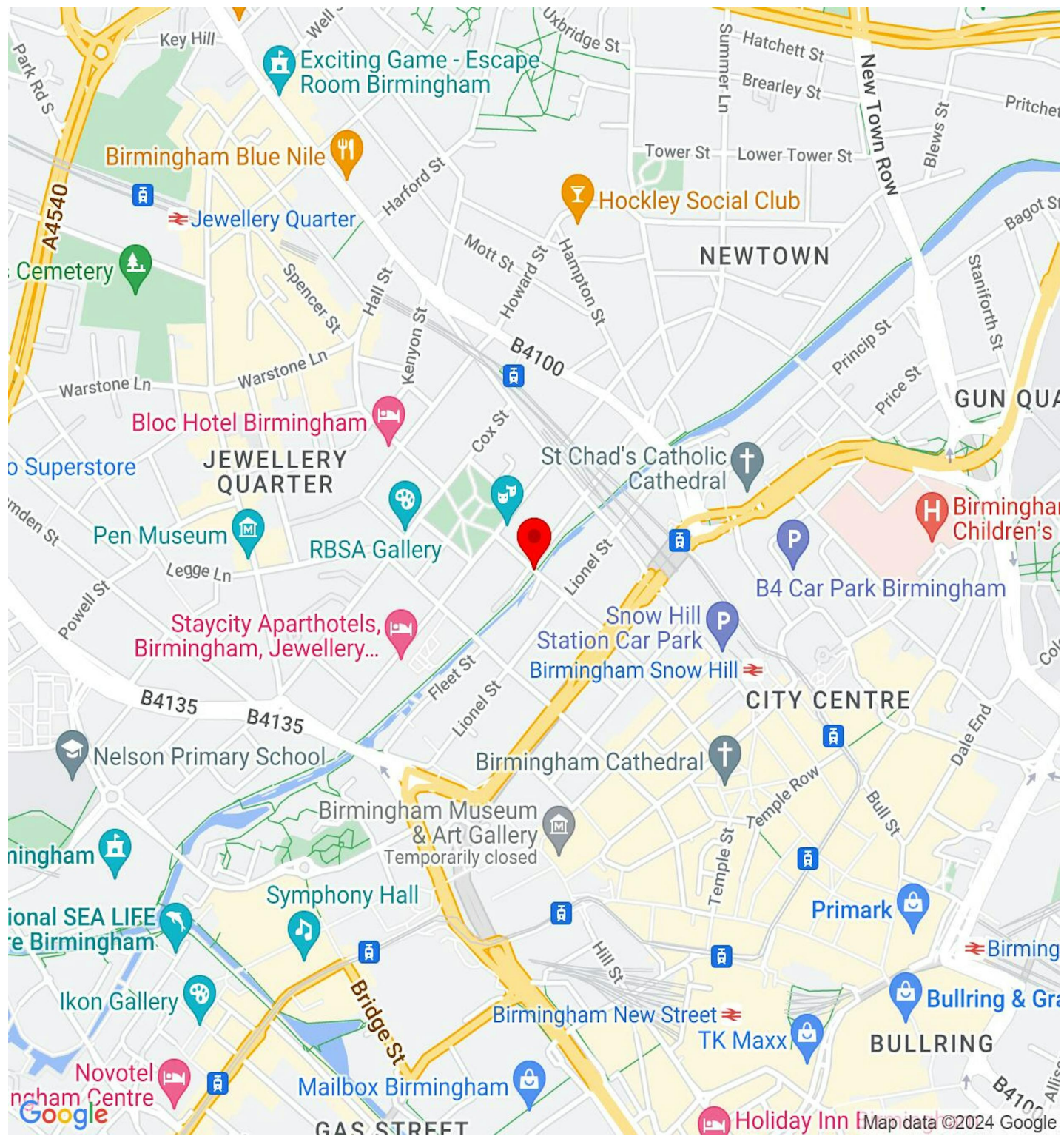
Additional amenities include a modern, self-contained kitchen area and refurbished male and female washrooms, finished to a high standard.



LOCATION

The property is situated on Ludgate Hill in Birmingham's Jewellery Quarter an established office location within close proximity to the Central Business District and with numerous leisure and retail facilities close by.

Birmingham city centre is approximately 10 minutes' walk and St. Pauls Square Metro Link is within 5 minute's walk, running directly to Birmingham Snow Hill Train Station. National motorway access is provided by Junction 6 of the M6 Motorway approximately 2 miles distant.



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.





TERMS

The office suite is available on a new internally repairing lease at a quoted rental of £20,000 (exclusive) per annum.

SERVICE CHARGE

A small service charge is levied in respect of communal heating, lighting, cleaning, and building insurance.

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.

LEASE

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

RENT

£20,000 per annum

POSSESSION

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

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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