

OFFICE, RETAIL | TO LET



Available Due To Relocation

16 KENYON FORGE, BIRMINGHAM, B18 6DH

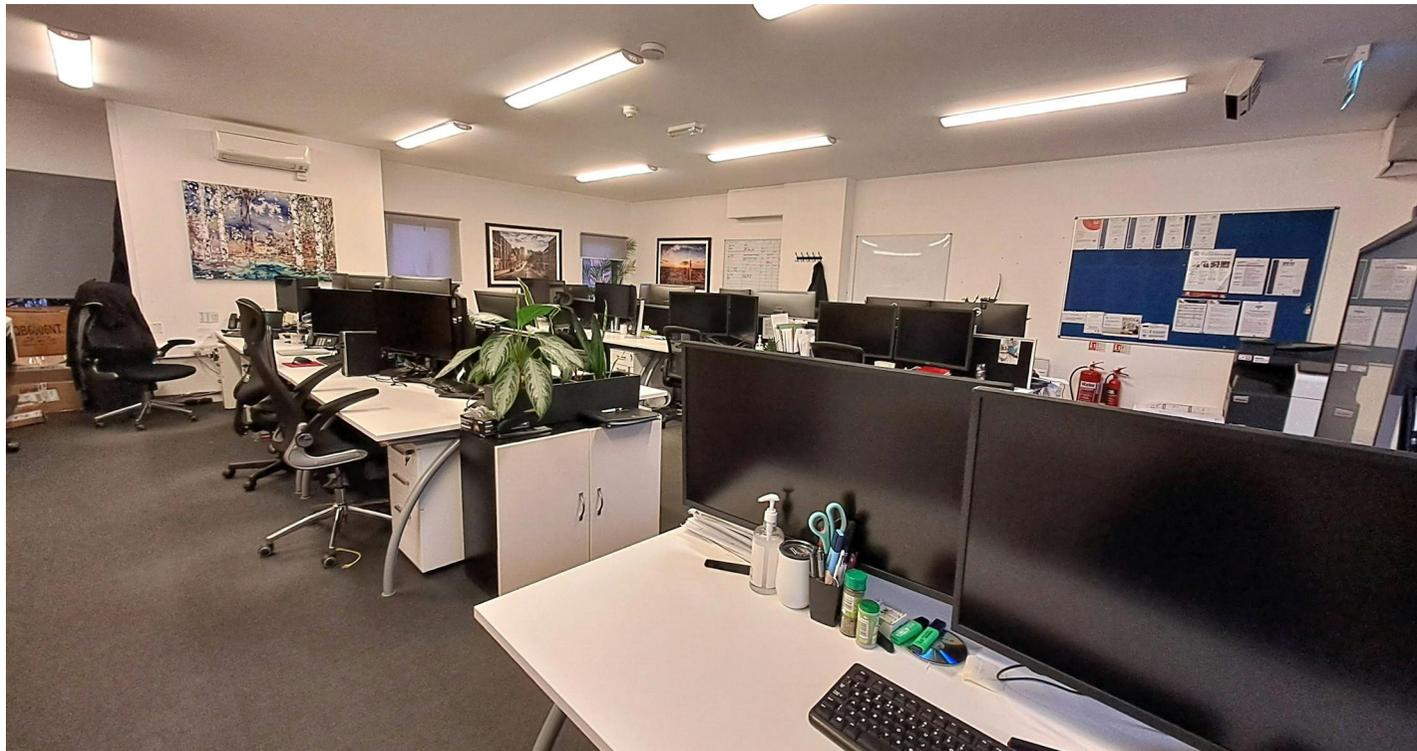
1,101 SQ FT (102.29 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Office / Retail Premises Located in the Jewellery Quarter

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- £18,500 Per Annum
  - Double-Glazed Windows and Pedestrian Access
  - Extensive Frontage
  - Board Room
  - DDA Compliant W/C
  - Kitchen, W/C and Shower Facilities
  - Air Conditioning
- 



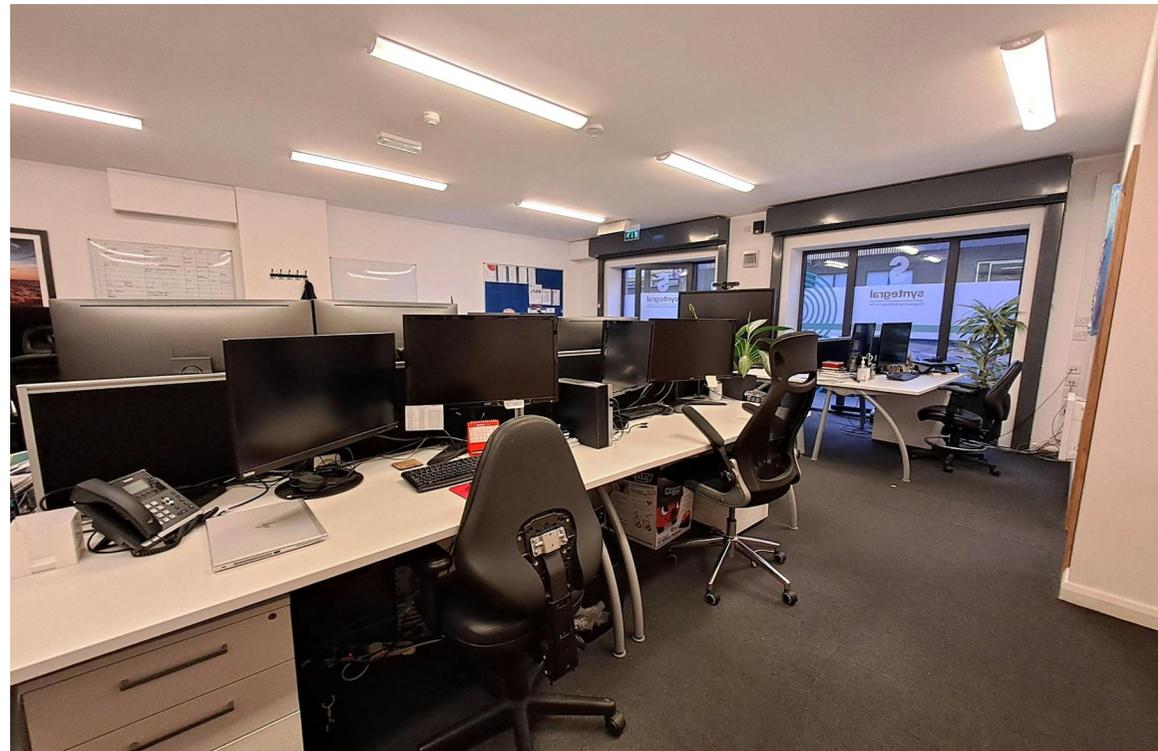
## DESCRIPTION

The property enjoys a prominent position, being situated near the junction of Kenyon Street and Mary Street in the historic Jewellery Quarter.

The unit forms part of the wider Kenyon Forge development, which houses a number of commercial and residential tenants.

The suite is accessed from Kenyon Street via a pedestrian door into an open plan office space. It benefits from a separate meeting room, kitchen and W/C.

Secure allocated parking is available by separate negotiation.

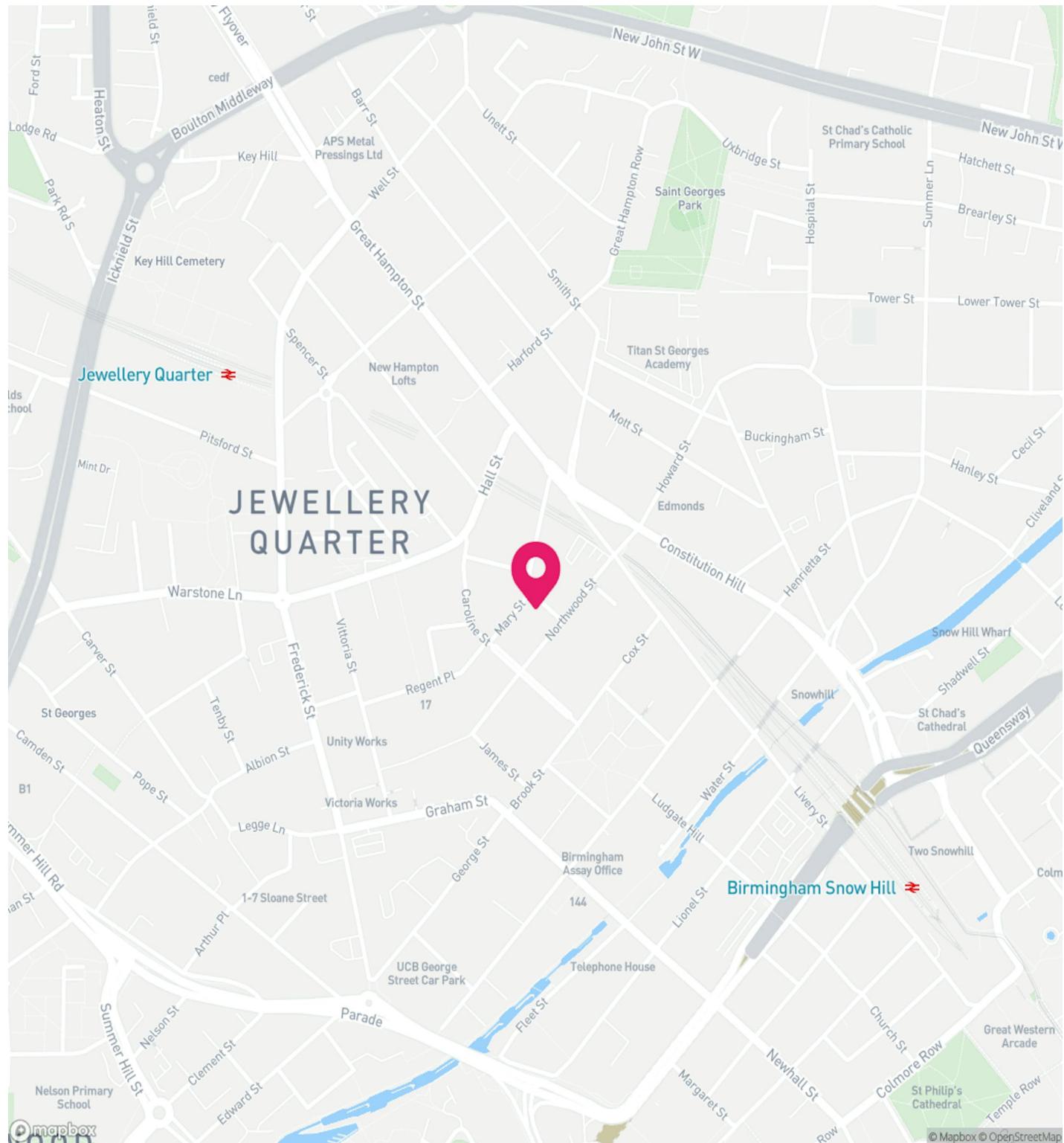


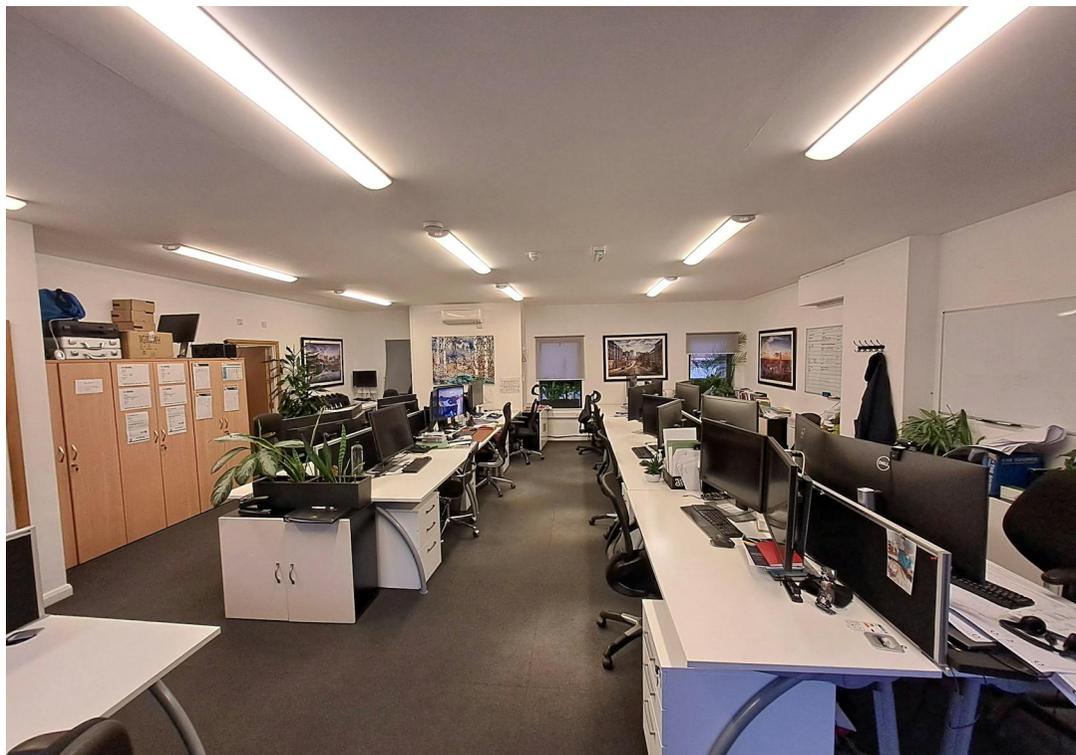
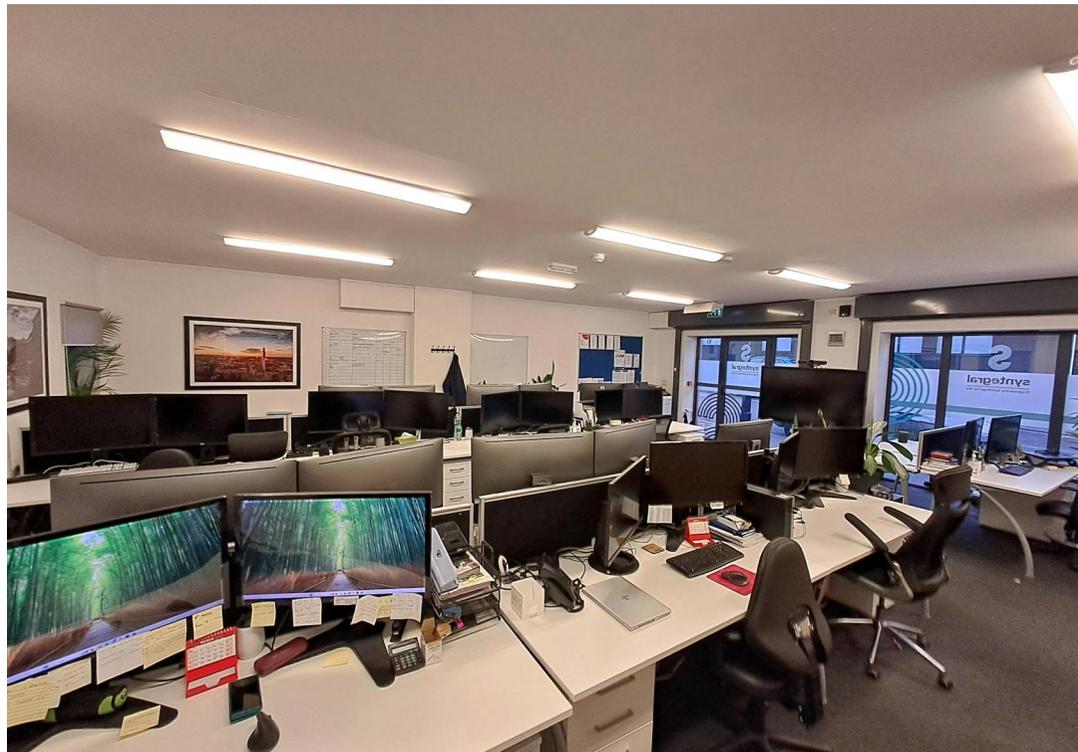
## LOCATION

The property is prominently situated fronting Kenyon Street located off Caroline Street and close to Warstone Lane in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The premises are within easy reach of both St Pauls Square and Birmingham City Centre with the National Exhibition Centre and Birmingham International Convention Centre being within close proximity.

The immediate area is well served by public transport with regular bus routes, Snow Hill and the Jewellery Quarter Train Station being only a short distance away.





## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## AVAILABILITY

We anticipate the unit to become available in April 2025, although this is subject to confirmation.

## VAT

Applicable. VAT payable on all outgoings contained within the lease

## SERVICE CHARGE

£1,694 per annum

## RENT

£18,500 per annum

## 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



**Edward Siddall-Jones**

0121 638 0500 | 07803 571  
891  
edward@siddalljones.com



**Sophie Froggatt**

0121 638 0500 |  
07842013854  
sophie@siddalljones.com



**Ryan Lynch**

0121 638 0800 |  
07710022800  
ryan@siddalljones.com



**Scott Rawlings**

0121 638 0500 |  
07745521743  
scott@siddalljones.com

## 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

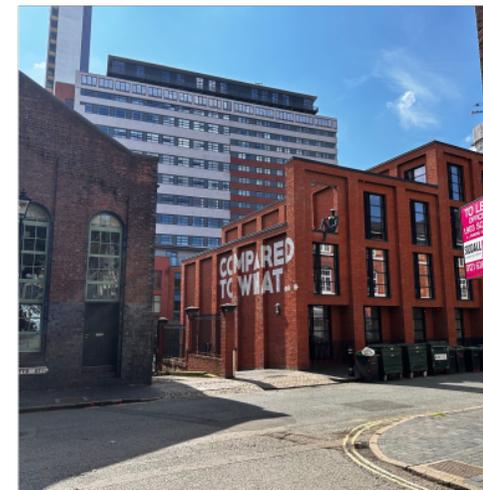
This area is a lively hub with a wide selection of bars, restaurants, cafes, and shops to explore. Popular spots include:

- 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.



## 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.

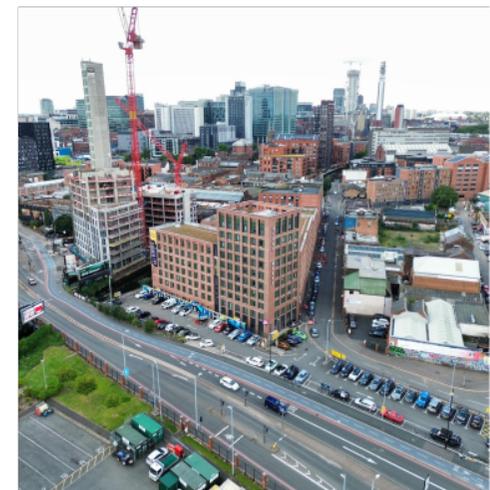
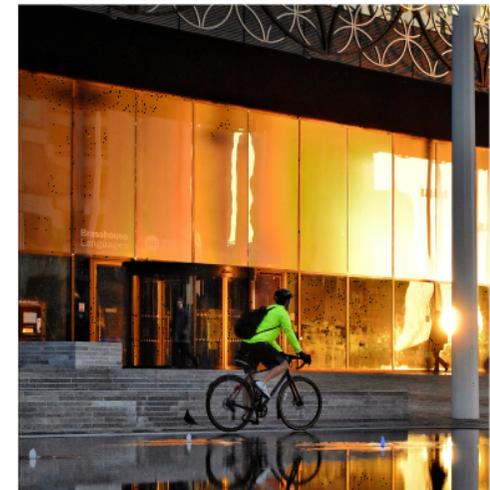
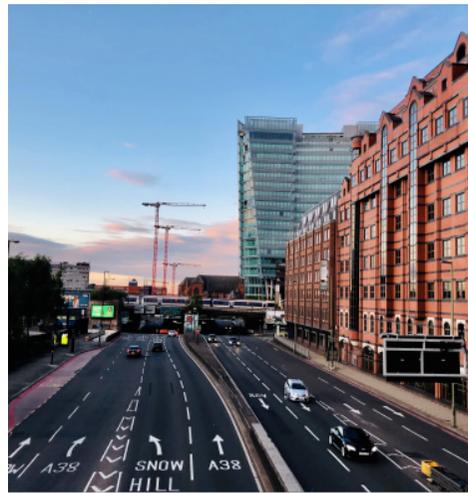
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**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!



# SIDDALL JONES

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