OFFICE | TO LET

VIEW ONLINE



SECOND FLOOR, LUDGATE HOUSE, BIRMINGHAM, B3 1DX

1,156 SQ FT (107.40 SQ M)

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Comprehensively refurbished second-floor character office suite close to St Paul's Square and CBD

- Quoting Rental £24,000 PA
- Refurbished 1,156 sq ft (107.40 sq m) second-floor office suite
- Open-plan office with two private offices/meeting rooms
- Exposed brickwork and original architectural features
- New kitchen and contemporary WC facilities
- LED lighting, electric heating and air-conditioning
- Additional loft storage of approximately 300 sq ft
- Prime Jewellery Quarter location, just off St Paul's Square
- Walking distance of Snow Hill Station and St Paul's Metro stop

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DESCRIPTION

Ludgate House is an attractive character building situated just off St Paul's Square in Birmingham's historic Jewellery Quarter. The property comprises a self-contained second-floor office suite which has recently undergone a comprehensive refurbishment, combining contemporary finishes with original features including exposed brickwork, arched windows and timber slatted shutters.

Accessed via a secure entry system and communal entrance lobby, the suite provides a predominantly open-plan working area together with two private offices/meeting rooms.

The specification includes LED lighting, suspended ceilings, carpeted flooring, perimeter power and data points, electric wall-mounted heating, air-conditioning and fresh neutral decoration throughout.

Ancillary accommodation comprises a newly fitted kitchen and refurbished male and female WC facilities finished to a high standard. The suite also benefits from additional loft storage extending to approximately 300 sq ft, providing a valuable advantage for occupiers requiring on-site storage.





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LOCATION

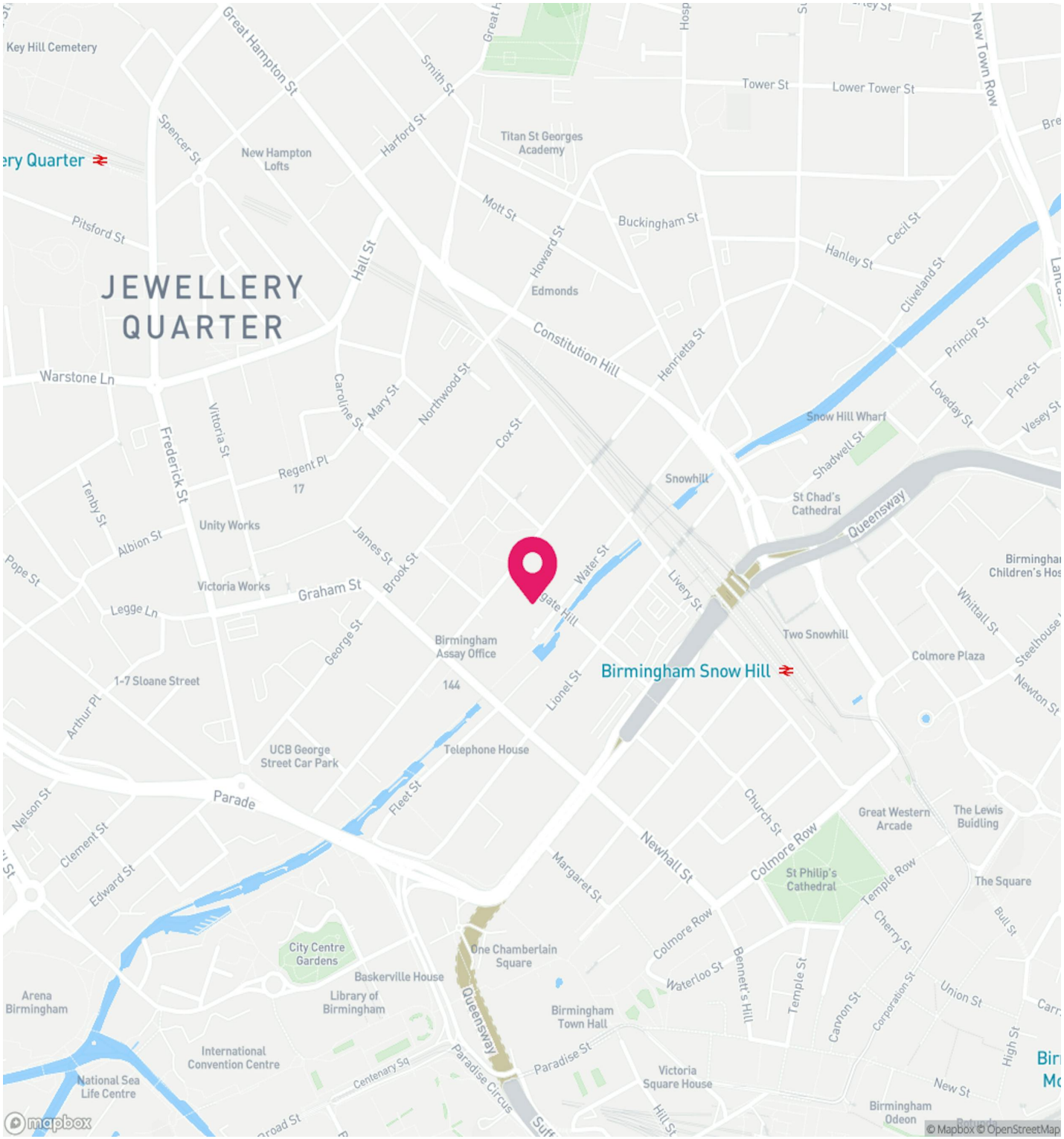
Ludgate House occupies an attractive position on Ludgate Hill, immediately adjacent to St Paul's Square in Birmingham's historic Jewellery Quarter.

The Jewellery Quarter has established itself as one of Birmingham's most desirable commercial locations, accommodating a diverse mix of professional services, creative businesses and independent occupiers.

The property benefits from an excellent selection of independent cafés, restaurants, bars and leisure amenities centred around St Paul's Square, creating an attractive working environment.

Birmingham's Central Business District, including Colmore Row and Snow Hill, is within comfortable walking distance. Public transport connections are excellent, with Birmingham Snow Hill Railway Station, St Paul's Metro stop and Jewellery Quarter Station all readily accessible.

Road communications are also convenient, with access to the A38(M) Aston Expressway and Junction 6 of the M6 motorway.



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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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TERMS

The office suite is available on a new internally repairing lease for a term to be agreed, at a quoted rental of £24,000 (exclusive) per annum.

SERVICE CHARGE

A service charge is levied in respect of communal heating, lighting, cleaning and building insurance. Further details are available upon request.

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.

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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