



Suite 5 Newhall Place, 16-17 Newhall Hill, JQ, Birmingham, B1 3JH

Office To Let | £8,728 per annum - based on a stepped rent | 1,091 sq ft

CHARACTERFUL OFFICE SUITE IN THE JEWELLERY QUARTER, OFFERING SELF-CONTAINED SPACE WITH EXCELLENT CITY CENTRE CONNECTIVITY



Description

Suite 5 Newhall Place provides a distinctive self-contained ground floor office suite within an attractive Grade II Listed Victorian building on Newhall Hill.

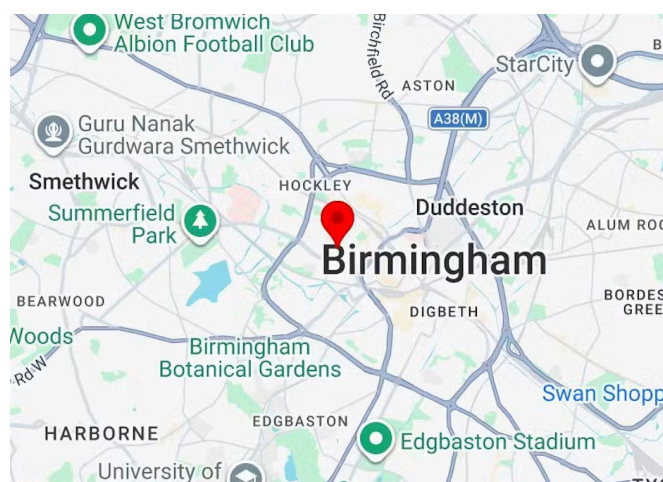
Extending to 1,091 sq ft, the suite is arranged across two interconnecting rooms, with two separate access points providing flexibility for occupiers requiring a mix of open plan workspace, meeting space, client-facing areas or team separation. The accommodation has been lightly refurbished and offers a practical, characterful working environment suited to a range of small and growing businesses.

Occupiers benefit from a demised kitchenette and WC, together with access through the building's impressive atrium-style courtyard lobby area, creating a strong sense of arrival. Suite 5 offers a rare opportunity to occupy character office space in the Jewellery Quarter, within easy walking distance of Birmingham's central business district and key transport connections.

Key Points

- Self-contained ground floor suite
- Grade II Listed Victorian building with feature atrium-style courtyard lobby area
- Two interconnecting rooms with two separate access points
- Flexible open plan space, lightly refurbished
- Demised kitchenette and WC
- Electric heating and perimeter trunking
- 24 hour access
- Excellent transport links, all within 10-15 minutes walk





Accommodation

| Name | sq ft | Rent | Service charge |
|--------------|--------------|---------------|----------------|
| Suite - 5 | 1,091 | £8,728 /annum | £3,822 /annum |
| Total | 1,091 | | |

Specifications

Suite 5 provides flexible, self-contained office accommodation with a specification suited to immediate occupation. The suite has been lightly refurbished and provides open plan workspace across two interconnecting rooms, with the benefit of two separate access points, electric heating, perimeter trunking, a demised kitchenette and WC facilities.

Viewing is highly recommended to fully appreciate the space.

Location

Newhall Place is situated on Newhall Hill in Birmingham's historic Jewellery Quarter, within easy walking distance of the CBD, St Paul's Square, Brindleyplace and the wider city centre.

The area provides an excellent mix of cafés, bars, restaurants, gyms and local amenities, while retaining the character and identity of the Jewellery Quarter.

Jewellery Quarter and Snow Hill stations are within approximately 10–15 minutes' walk, with Birmingham New Street Station and Grand Central around 15–20 minutes on foot, providing strong local, regional and national transport connections.

Viewings

Strictly by prior appointment through the appointed agents.

Terms

The property is available to let on a FRI lease basis. Lease terms to be agreed.

VAT

VAT is applicable on this property.

Legal Costs

Each party will bear their own legal costs.

Anti-Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

Availability

Available Immediately



Summary

- Rent: £8,728 per annum - based on a stepped rent
- Business rates: £5,508 per sq ft Est. May be eligible for SBR
- Service charge: £3,822 per sq ft
- Lease: New Lease

Further information

- [View Microsite](#)

Contact & Viewings

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