

OFFICE | FOR SALE



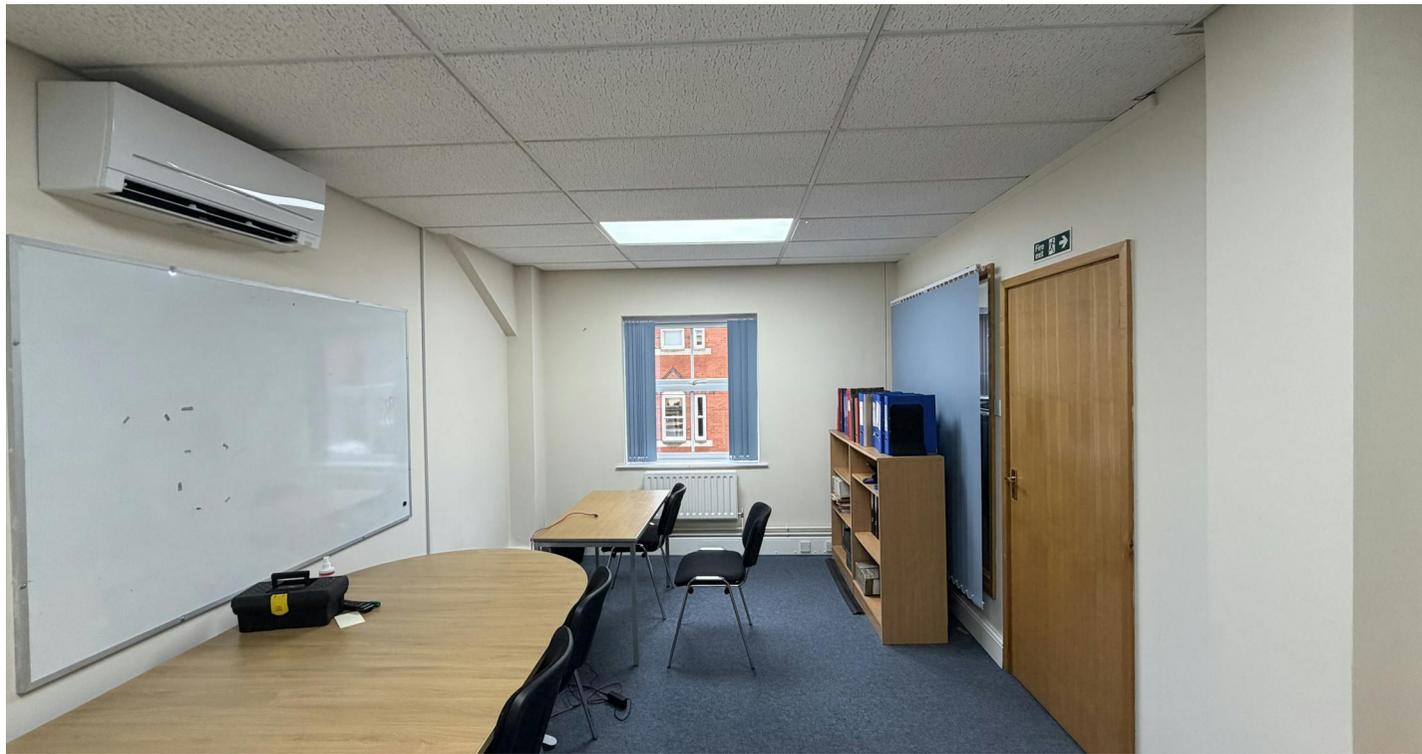
SEYMORE HOUSE, 12 EDWARD STREET, BIRMINGHAM, B1 2RX

4,161 SQ FT (386.57 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Rare Opportunity to Acquire a City Centre Office with 10 Car Parking Spaces

- Front Door Office Premises
- Central Location
- Flexible Floor Layout with Potential to Split Floors
- Air Conditioning & Central Heating
- 10x Car Parking Spaces with Gated Access from Clement Street
- Undercroft Basement Storage
- Kitchen and W/C Facilities Provided on Each Floor



DESCRIPTION

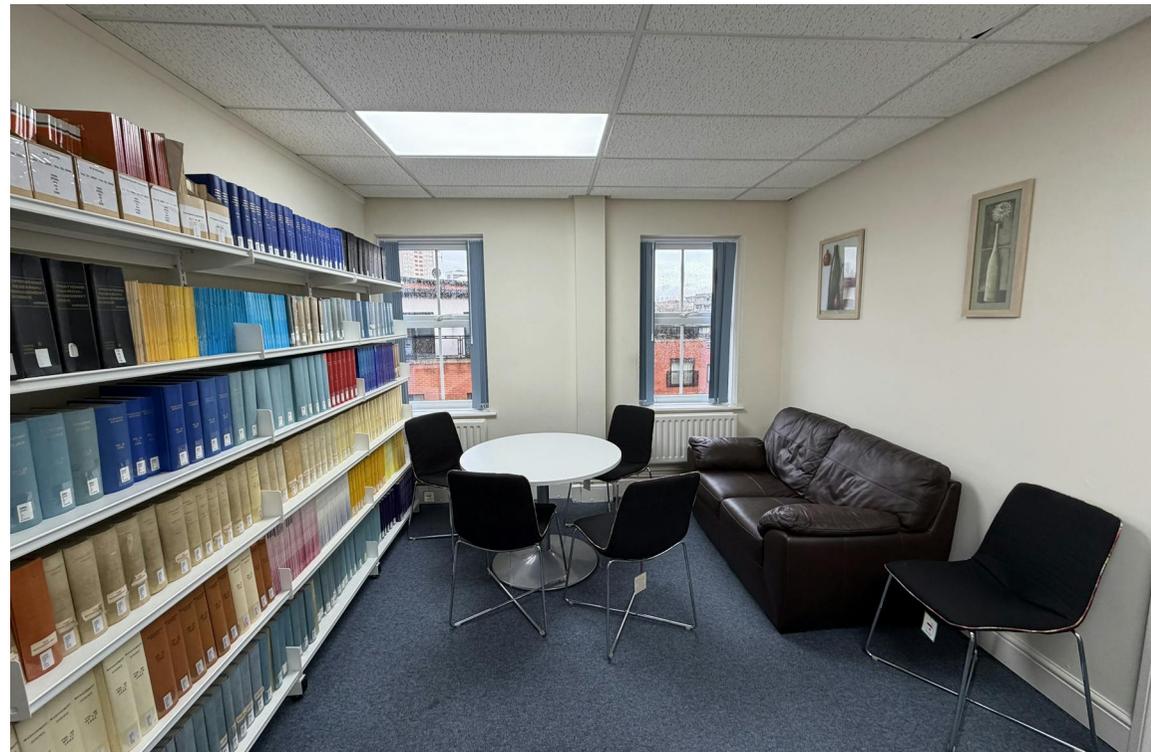
Seymour House provides a self-contained, front door office premises offering flexible and well-configured accommodation arranged over multiple floors, suitable for a wide range of occupiers.

Internally, the accommodation is arranged in a predominantly open-plan format, with a combination of open office areas, meeting rooms and private offices. The floors offer excellent flexibility, with the potential to split floors to accommodate multiple occupiers or departmental layouts, subject to requirements.

The offices benefit from suspended ceilings incorporating recessed LED lighting, perimeter trunking for power and data, carpeted flooring throughout, and good natural light via front and rear elevations.

Air conditioning and central heating systems are provided, as well kitchen and W/C facilities each floor, offering convenience for staff and reducing reliance on shared amenities. The layout also lends itself well to collaborative working, with areas suitable for informal breakout space, meeting rooms or training use.

The property further benefits from an undercroft basement providing useful storage accommodation, ideal for archive storage or ancillary operational use. Externally, there are 10 allocated car parking spaces, accessed via secure gated entry from Clement Street.

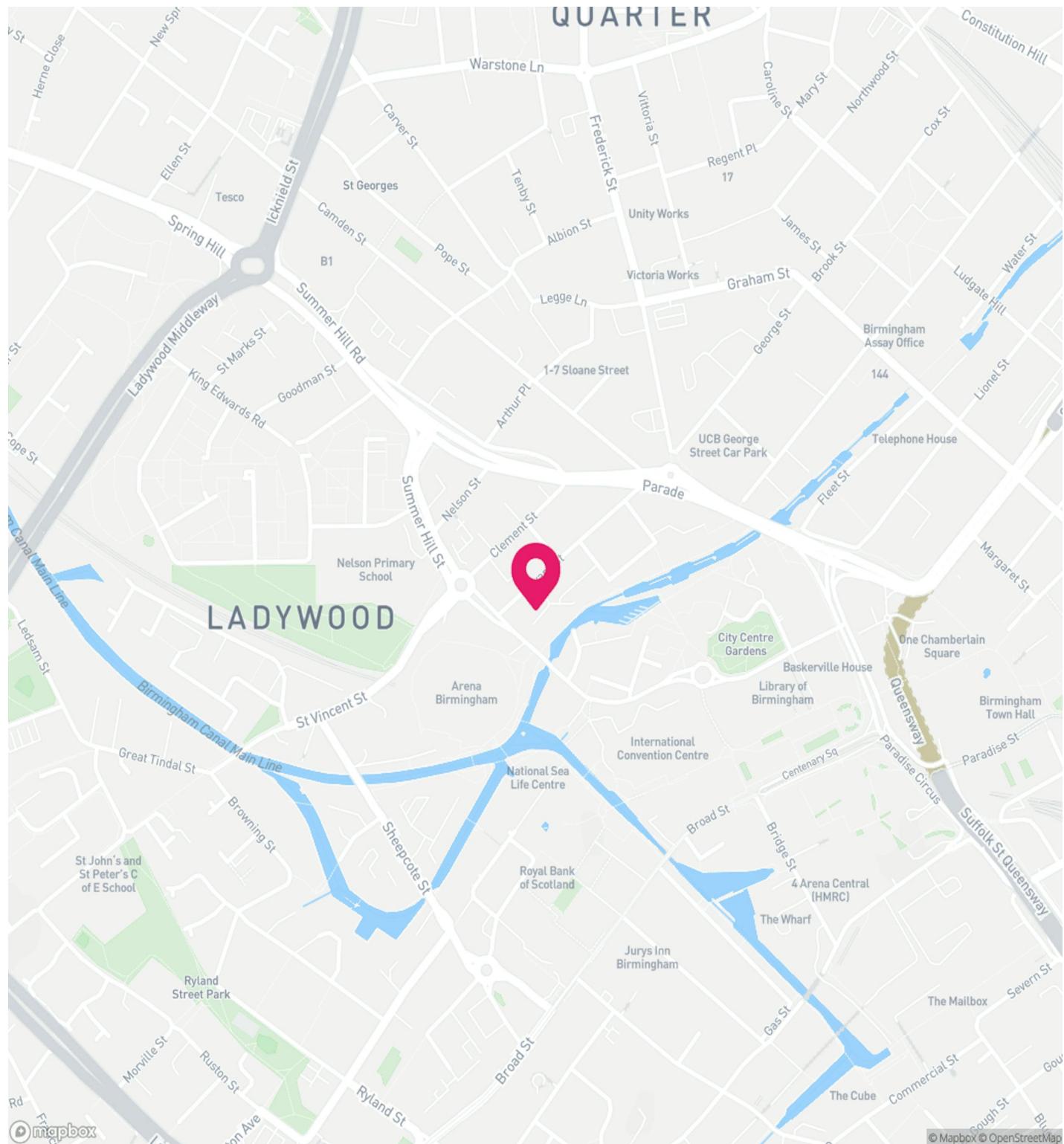


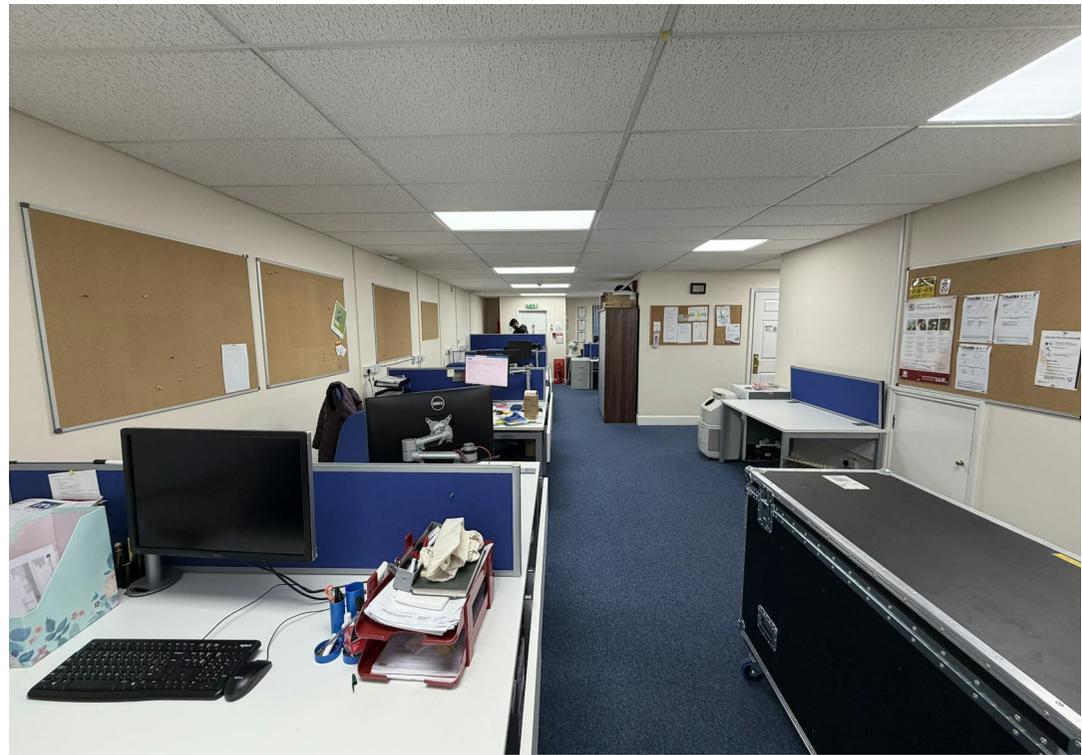
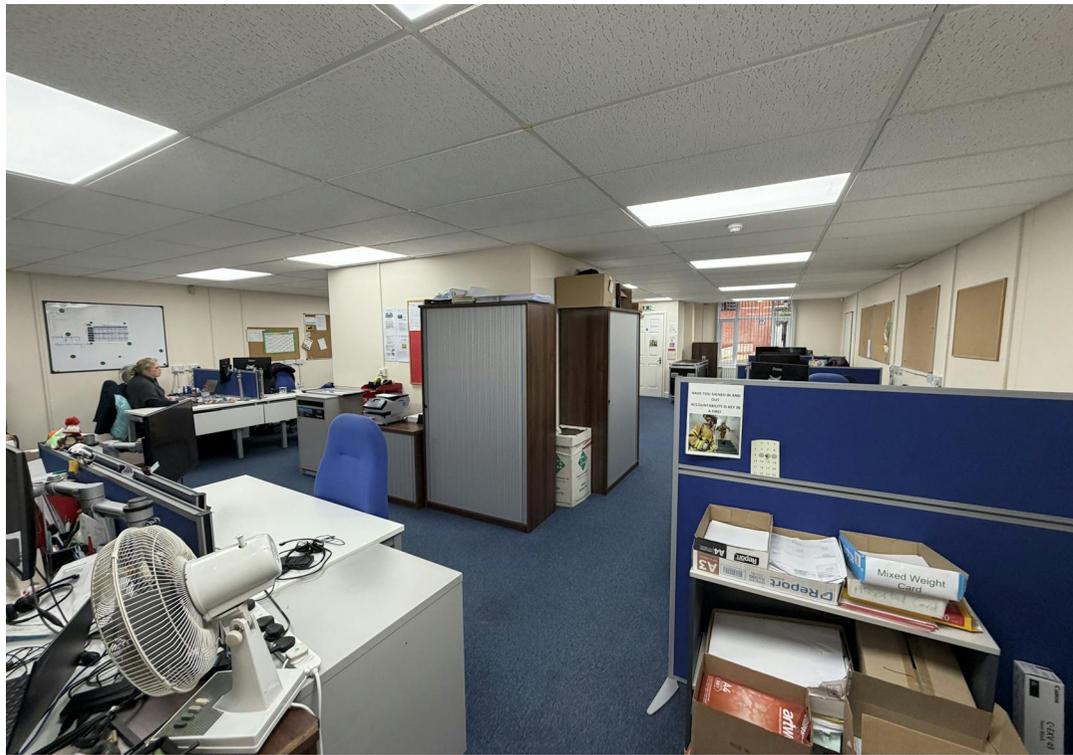
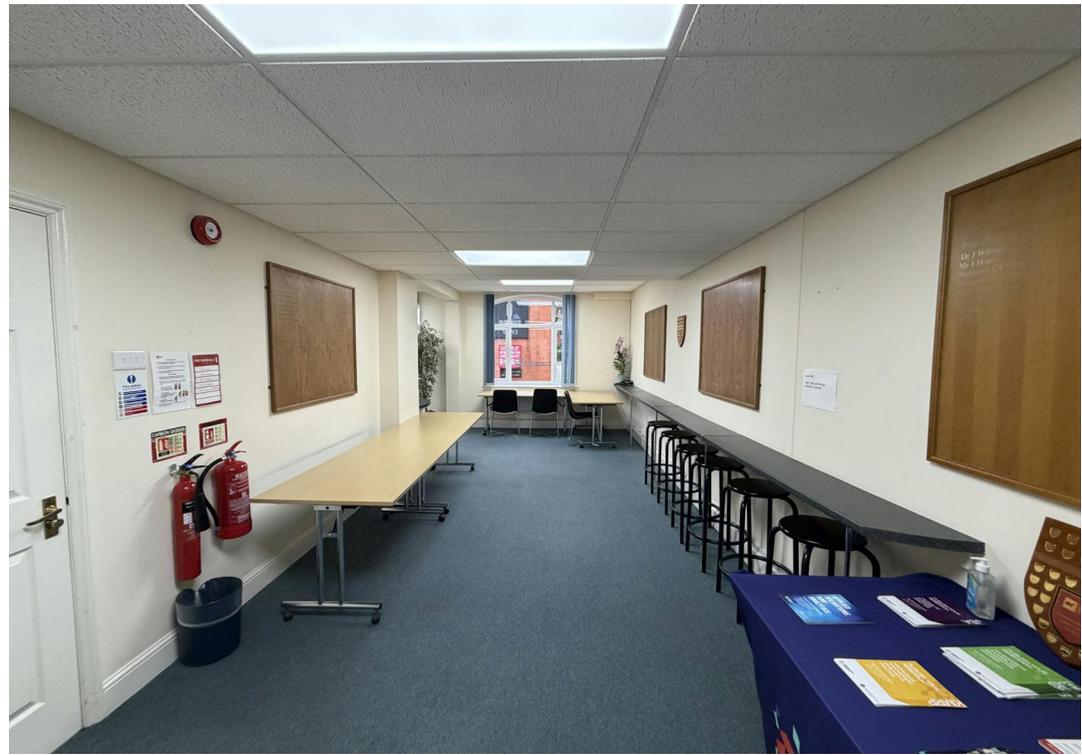
LOCATION

Seymour House is prominently located on Edward Street within Birmingham city centre's established B1 office district. The property occupies a highly accessible position, within comfortable walking distance of Birmingham City Centre, the NIA (Utilita Arena), Brindleyplace and the Paradise Birmingham development, all of which provide a wide range of retail, leisure, office and amenity uses.

Brindleyplace and Paradise are two of Birmingham's most significant mixed-use destinations, accommodating major corporate occupiers, restaurants, cafés, hotels and high-quality public realm, enhancing the appeal of the location to office occupiers seeking a central, well-connected environment.

The property benefits from excellent access to the regional and national motorway network, including Junctions 5 and 6 of the M6, the A38(M) Aston Expressway and the M5. Public transport provision is strong, with New Street, Snow Hill and Moor Street stations nearby, the West Midlands Metro easily accessible, and a comprehensive network of local bus services serving the area.





AVAILABILITY

Name	sq ft	sq m	Availability
Basement - Basement Storage	282	26.20	Available
Ground - Ground Floor Office	1,371	127.37	Available
1st - First Floor Office	1,254	116.50	Available
2nd - Second Floor Office	1,254	116.50	Available
Total	4,161	386.57	

RATEABLE VALUE

£37,000. Current 1 April 2023 to present

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £600,000 subject to contract.

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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