



Suite 11 Newhall Place, 16-17 Newhall Hill, JQ, Birmingham, B1 3JH

Office To Let | £11,280 per annum - based on a stepped rent | 1,410 sq ft

DISTINCTIVE JEWELLERY QUARTER OFFICE SUITE WITH MEZZANINE WORKSPACE AND PERIOD CHARACTER



Description

Suite 11 Newhall Place provides 1,410 sq ft of self-contained first floor office accommodation within an attractive Grade II Listed Victorian building on Newhall Hill, in the heart of Birmingham's Jewellery Quarter.

Set within a characterful period building, the suite offers a distinctive working environment for occupiers seeking cost-effective office accommodation close to Birmingham city centre. The high ceilings, attractive windows and excellent natural daylight create a bright and appealing space, while the building's atrium-style courtyard lobby provides an impressive sense of arrival.

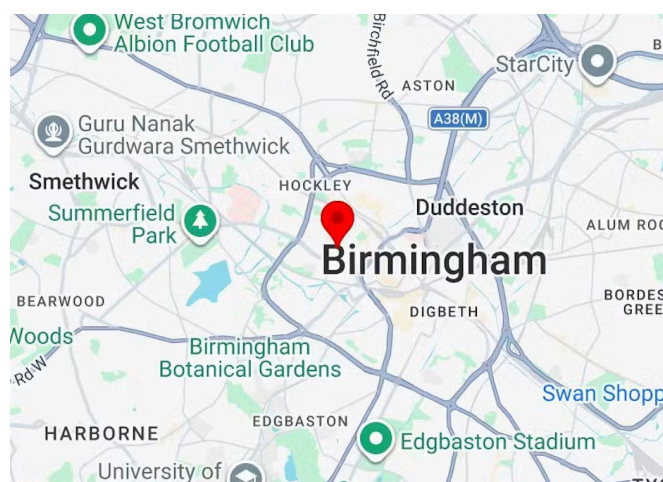
A key feature of the suite is the spiral staircase leading to a mezzanine office or breakout space, adding both character and practical flexibility. This area could be used as a private workspace, informal meeting area, staff breakout zone or additional office space, allowing occupiers to make efficient use of the suite while creating a more dynamic working environment.

The accommodation has been refurbished to include new flooring throughout and is presented ready for occupation, making it well suited to a range of occupiers including professional services, creative businesses and growing companies seeking flexible office space with character, good connectivity and easy access to Birmingham's CBD, local amenities and key transport links.

Key Points

- Self-contained first floor suite in Grade II Listed Victorian building
- Characterful high ceilings and windows allowing excellent levels of natural daylight
- Stunning atrium-style courtyard lobby area
- Spacious open plan offices
- Feature spiral staircase leading to mezzanine office/breakout space
- Demised kitchenette and WC
- Electric heating and perimeter trunking
- 24 hour access





Accommodation

Name	sq ft	Rent	Service charge
Suite - 11	1,410	£11,280 /annum	£4,487 /annum
Total	1,410		

Specifications

The self-contained first floor suite provides two spacious open plan offices, complemented by a feature spiral staircase leading to a mezzanine office or breakout area. The accommodation includes a demised kitchenette and WC, electric heating, 24/7 access and has been refurbished to include new flooring throughout.

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: £11,280 per annum - based on a stepped rent
- Business rates: £6,100 per annum Est. RV to be confirmed
- Service charge: £4,487 per annum
- Lease: New Lease

Further information

- [View Microsite](#)

Contact & Viewings

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