

OFFICE | TO LET

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UNIT 2, FOURNIER HOUSE, TENBY STREET, BIRMINGHAM, B1 3AJ

629 SQ FT (58.44 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern, Self-Contained Ground Floor Office
Premises with Secure Rear Parking

- Quoting Rental £10,000 plus VAT and Service Charge
 - Modern, Well-Appointed Office Space
 - Front Door Access From Tenby Street
 - Secure Car Space to the Rear and Rear Access
 - Meeting Room, Kitchen and WC Facilities
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DESCRIPTION

Fournier House is an attractive, period building which has been converted to create self-contained office premises.

Suite 2 is located at the ground floor level and benefits from pedestrian access via Tenby Street and additional rear access via a secure gated car park, which is accessed via Albion Street.

The suite provides open plan office accommodation, kitchen, WC facilities and a separate, glazed meeting room to the rear.

The office is well presented with benefits including modern kitchen and bathroom fittings, carpet covered flooring and emulsion coated walls.

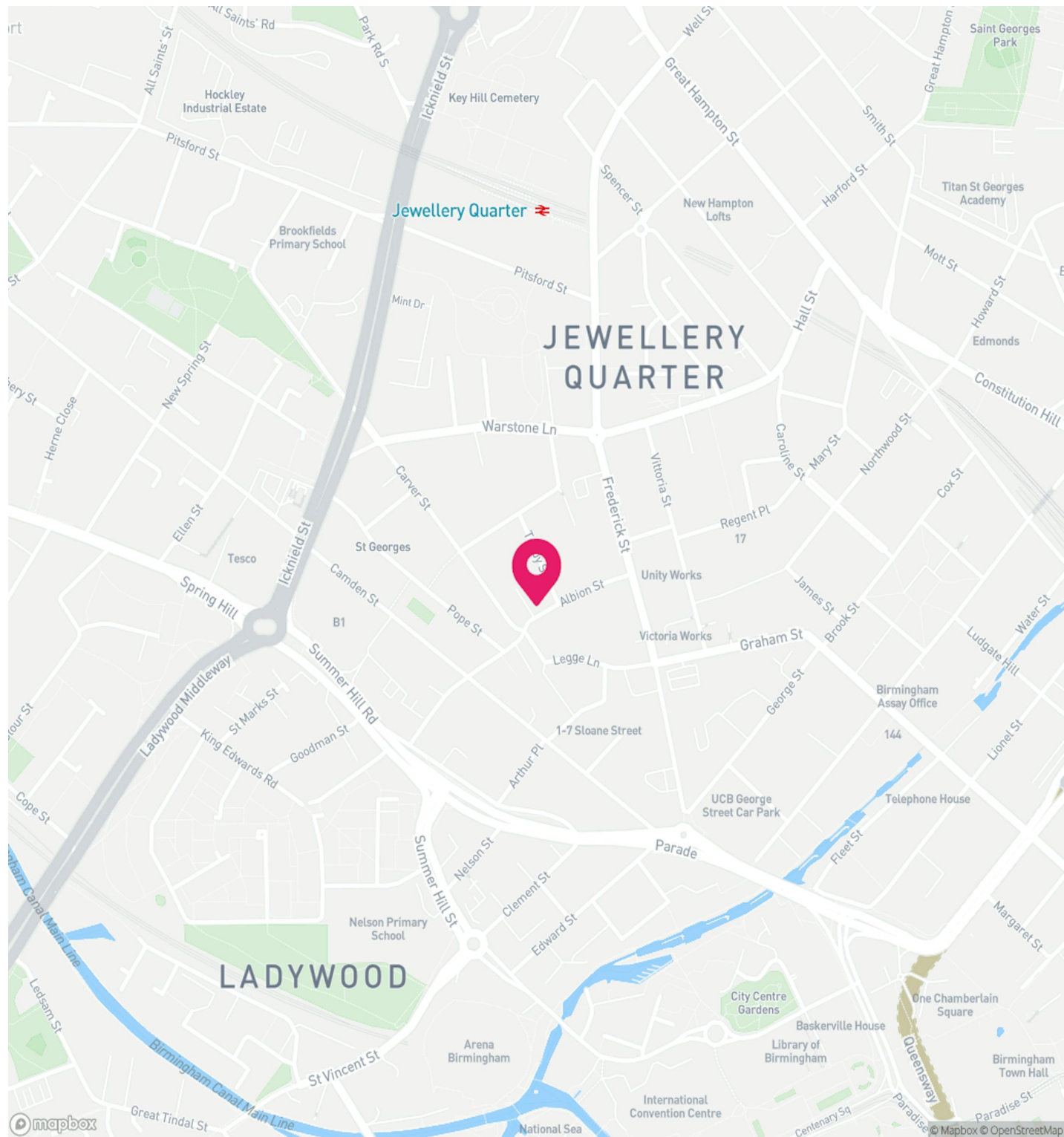


LOCATION

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Fournier House is prominently situated on Tenby Street in the heart of Birmingham's historic Jewellery Quarter, renowned for its rich heritage, creative industries, and growing residential community. The property lies within a short walking distance of the Jewellery Quarter centre, where a variety of independent cafes, bars, and restaurants are available.

The location benefits from excellent public transport connectivity, with St Paul's tram stop, Jewellery Quarter train and metro station, and Snow Hill (Livery Street entrance) all within easy walking distance. Road communications are equally strong, with direct access to Birmingham's Middle Ring Road (A4540), providing convenient routes around the city centre and linking to the A38(M) Aston Expressway, which connects to the M6 motorway and the wider national motorway network.



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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SERVICE CHARGE

£1,500 per annum plus VAT

RATEABLE VALUE

£6,100. The suite benefits from small business rates exemption, subject to occupier qualification

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£10,000 per annum

POSSESSION

Available November 2025

EPC

C (75)

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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