

OFFICE | TO LET

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149 WARSTONE LANE, JEWELLERY QUARTER, BIRMINGHAM, B18 6NZ

1,900 SQ FT (176.52 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Self Contained Office with Character Features, Private Courtyard and Excellent Transport Links, a Short Walk from St Paul's Square

- Prominent Frontage
 - Character Features
 - Jewellery Quarter
 - Private Rear Courtyard
 - Cellular Offices Across Multiple Floors
 - Excellent Transport Links Nearby
-



DESCRIPTION

The property benefits from a prominent frontage onto Warstone Lane, with pedestrian access leading directly into the building.

Upon entry, you are welcomed into a central corridor, with an office/reception positioned immediately to the left, featuring character elements including an original fireplace. The ground floor further provides two additional office rooms, along with access to a private rear courtyard and basement storage.

The first and second floors offer a range of well proportioned cellular office suites, complemented by kitchen facilities and three WCs, providing practical and flexible accommodation throughout.



LOCATION

The property is located in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The surrounding area is well served by public transport, with regular bus services along Warstone Lane and the Jewellery Quarter train and metro station within a short walking distance.

The premises also benefit from excellent road connectivity, with convenient access to the inner ring road via Icknield Street. Birmingham City Centre lies approximately 1 mile away, whilst the highly regarded St Paul's Square is within half a mile.



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.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

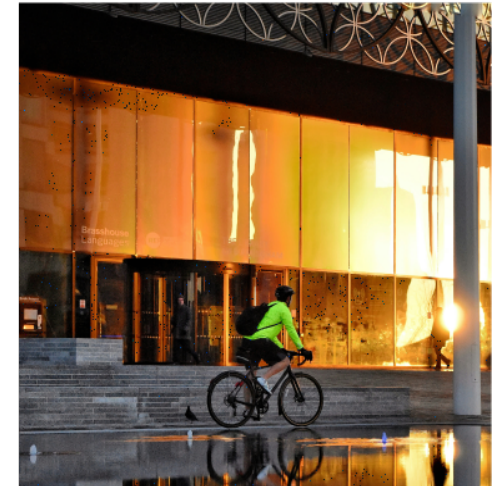
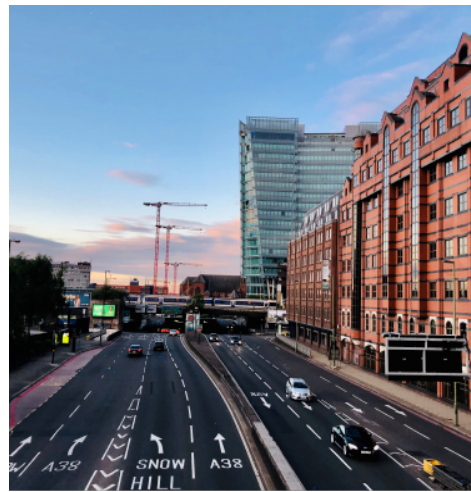
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

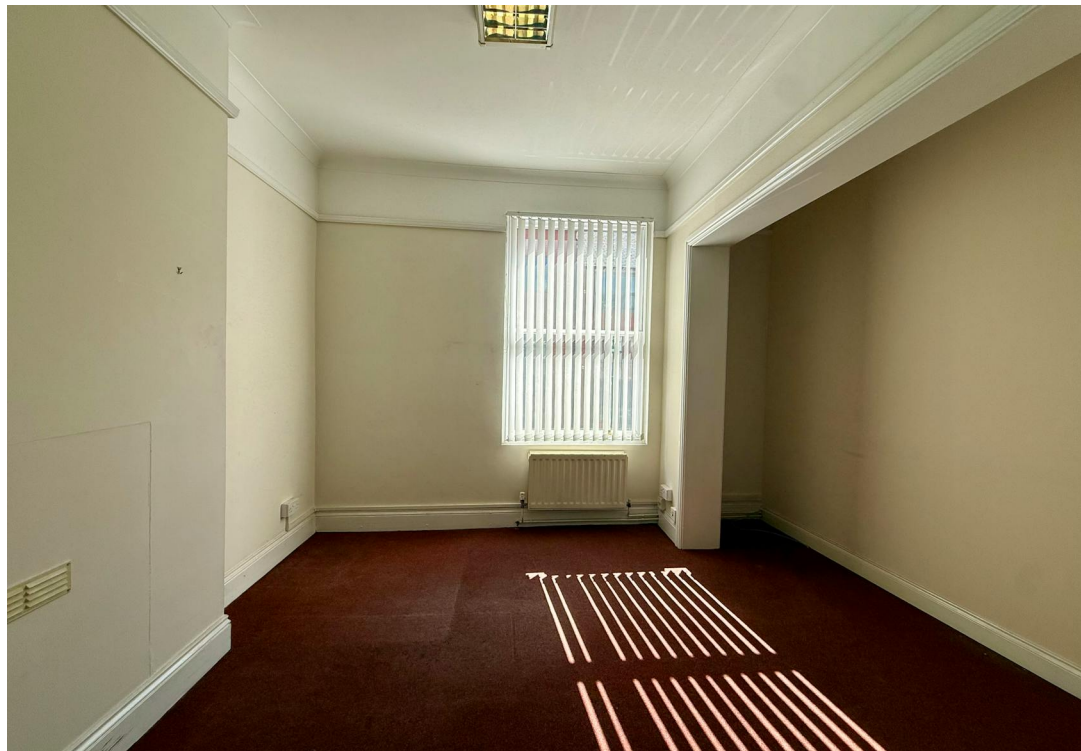
Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!







AVAILABILITY

Name	sq ft	sq m	Availability
Building - Office Premises	1,900	176.52	Available
Total	1,900	176.52	

VAT

All prices quoted are exclusive of VAT, which we understand may be payable.

SERVICES

We understand that the building has the benefit of main gas, electricity and water 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.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWING

Strictly via prior appointment, please contact Siddall Jones.

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

£25,000 per annum

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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