

OFFICE | TO LET

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GROUND & BASEMENT WELLINGTON HOUSE,, 31-42 WATERLOO STREET,
BIRMINGHAM, B2 5TJ

4,675 SQ FT (434.22 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Character Office Premises Arranged Over Ground
& Basement Levels With Modern Fit Out In
Birmingham's Central Business District

- Self-Contained Office Premises
 - Ground & Basement Accommodation
 - Contemporary Fit Out
 - Excellent Natural Light
 - Open Plan & Meeting Rooms
 - Kitchen & Breakout Facilities
 - Character Period Features
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DESCRIPTION

The property comprises an impressive self contained office premises arranged over ground and basement levels. Access is available either directly from Waterloo Street via the property's own dedicated entrance or through the attractive communal reception, also accessed from Waterloo Street.

The ground floor provides predominantly open plan office accommodation arranged around a central structural column, complemented by a number of meeting rooms and an impressive fitted kitchen/breakout area. The space benefits from an abundance of natural light, enhanced by large sash windows, together with high ceilings, attractive period detailing and a high quality contemporary fit out.

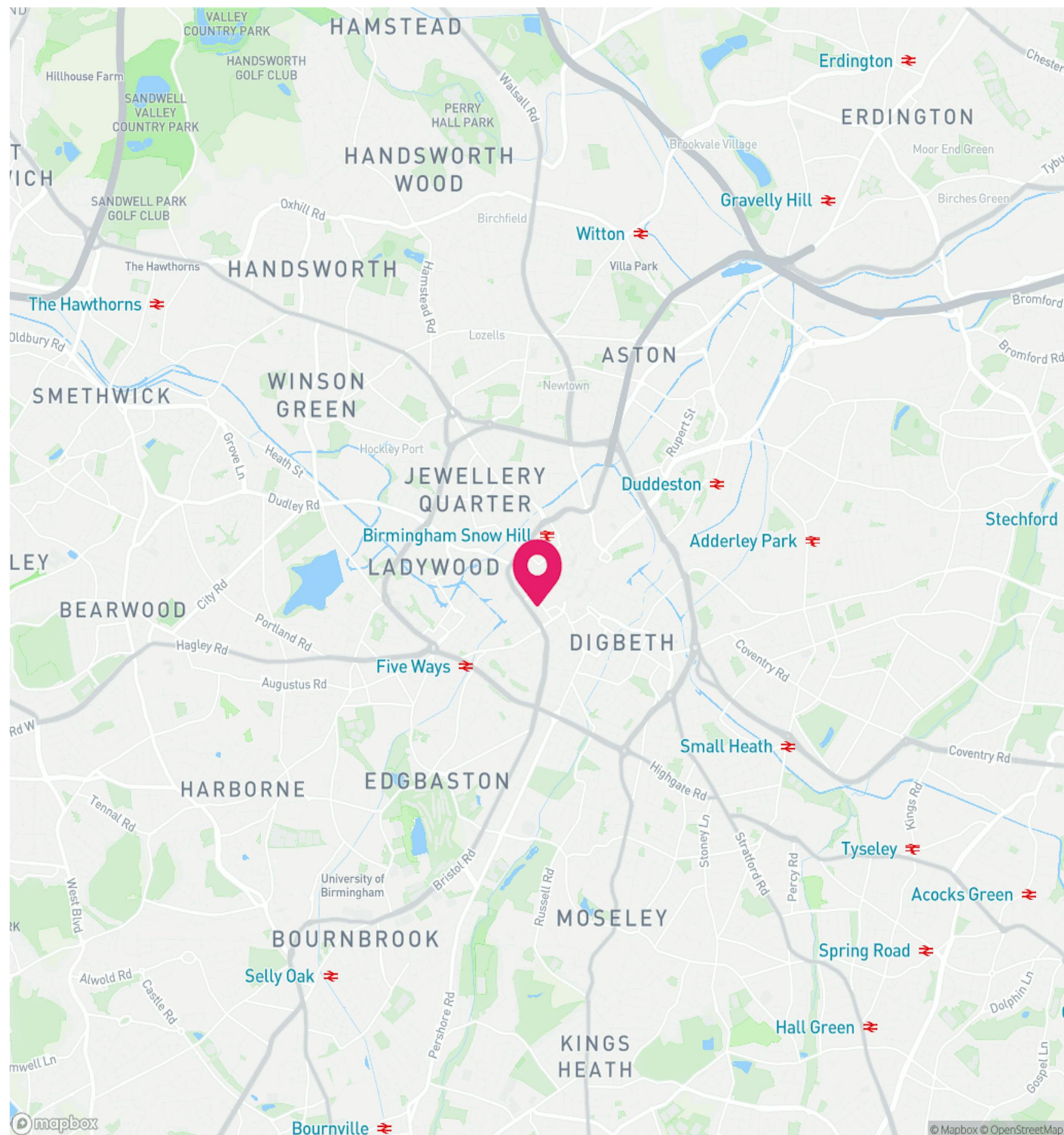
The basement provides further flexible accommodation, comprising a number of training rooms together with an additional kitchen, breakout area and private WC facilities, making the premises well suited to businesses requiring a combination of open plan workspace, meeting facilities, training space and generous staff welfare amenities. The accommodation is presented to a high specification throughout and benefits from air conditioning, suspended ceilings with recessed LED lighting, perimeter trunking, and excellent staff facilities, offering a high quality working environment in the heart of Birmingham's business district.



LOCATION

Wellington House occupies a prime position on Waterloo Street, in the heart of Birmingham's central business district and within the established Colmore Business District. The surrounding area provides an excellent mix of commercial, retail and leisure amenities, with Victoria Square, Birmingham City Council's offices and a wide range of cafés, restaurants, hotels and fitness facilities all within easy walking distance.

Waterloo Street is home to the Michelin-starred Adam's Restaurant and Purecraft Bar & Kitchen, contributing to the area's vibrant business and hospitality environment. The property benefits from exceptional connectivity, with Birmingham New Street, Snow Hill and Moor Street stations all within a short walk, together with excellent access to the A38(M), M6 and the wider motorway network. Birmingham's premier retail destinations, including the Bullring, Grand Central and The Mailbox, are also all within easy walking distance.



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.

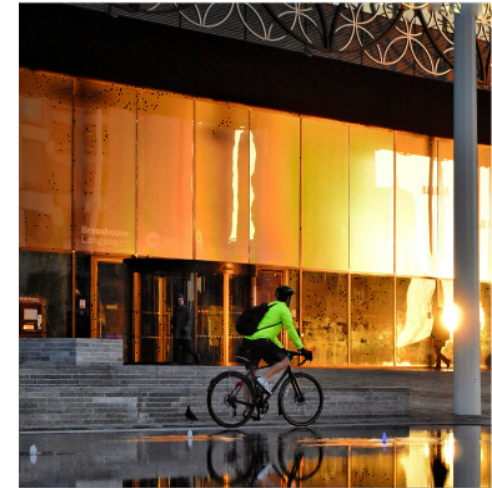
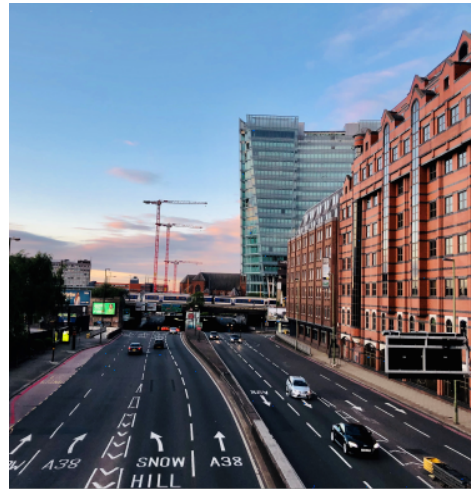
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

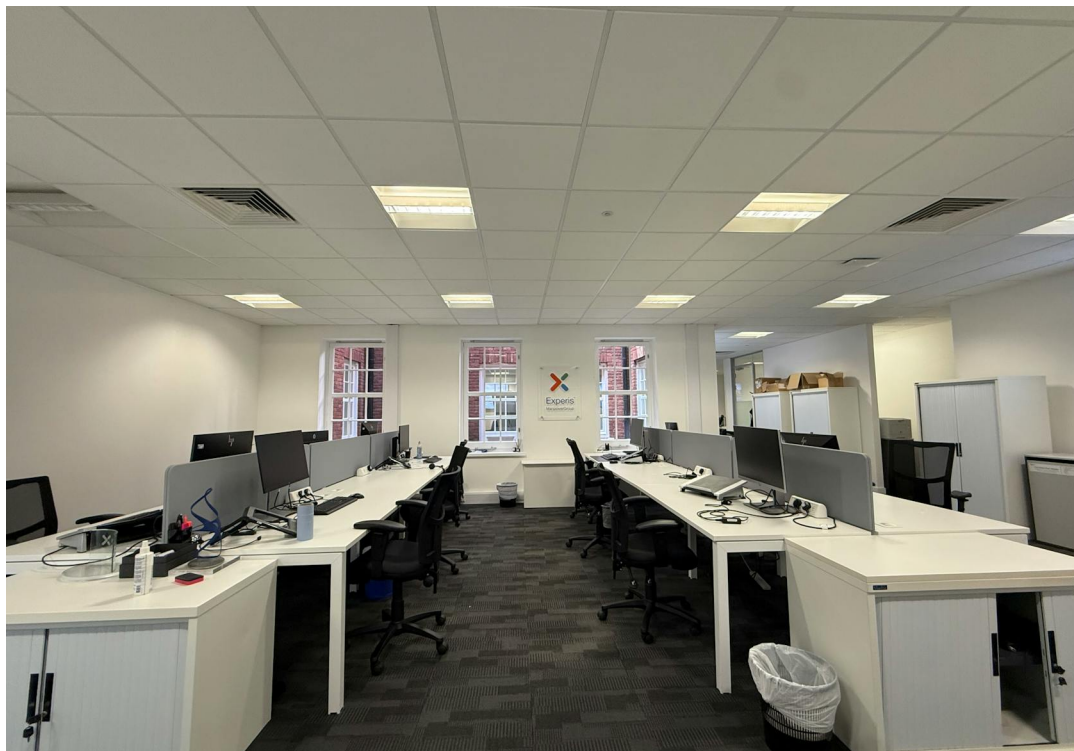
Central location, global reach: A strategic location offers quick train connections:

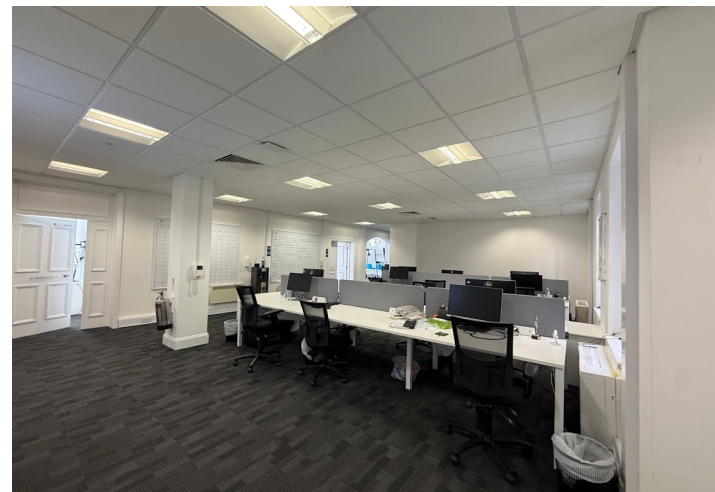
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

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
Ground	3,698	343.56	Available
Basement	977	90.77	Available
Total	4,675	434.33	

TERMS

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

BUSINESS RATES

The Ground and First floors are currently assessed separately for business rates purposes.

Ground Floor Rateable Value: £52,000
First Floor Rateable Value: £4,400

VAT

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

LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

SERVICES

We understand that the building has the benefit of all main 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.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWING

Strictly via the sole agent Siddall Jones.

LEASE

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

RENT

£59,980.25 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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