

OFFICE, RETAIL | TO LET

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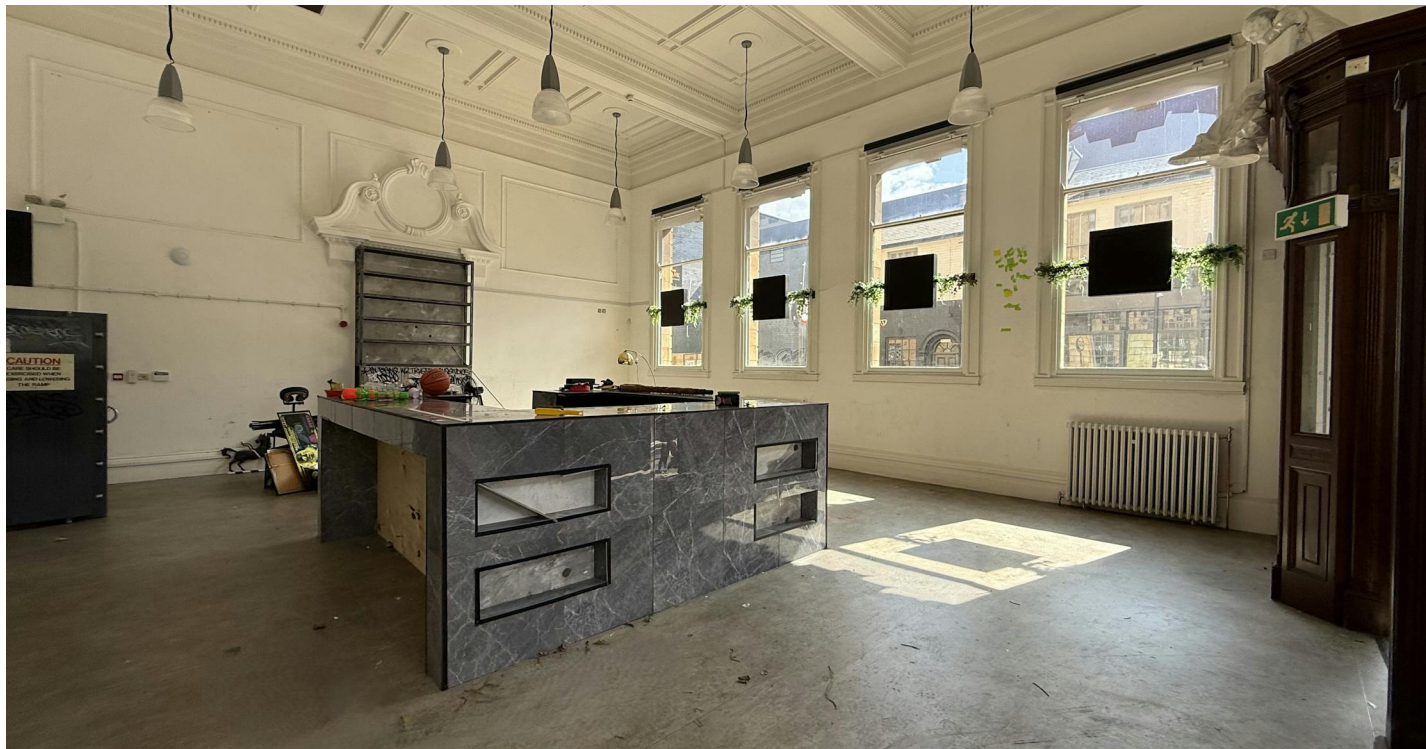
FORMER BANKING HALL, 22A GREAT HAMPTON STREET, BIRMINGHAM, B18 6AH

1,402 SQ FT (130.25 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Characterful Former Banking Hall Within A Striking Grade II Listed Building, Offering Impressive Period Features And High Ceilings

- Independent Street Entrance
 - Prominent Frontage
 - Excellent City Centre Connectivity
 - Impressive Former Banking Hall
 - Striking Grade II Listed Building
 - High Ceilings & Period Features
 - Characterful Walk In Safe
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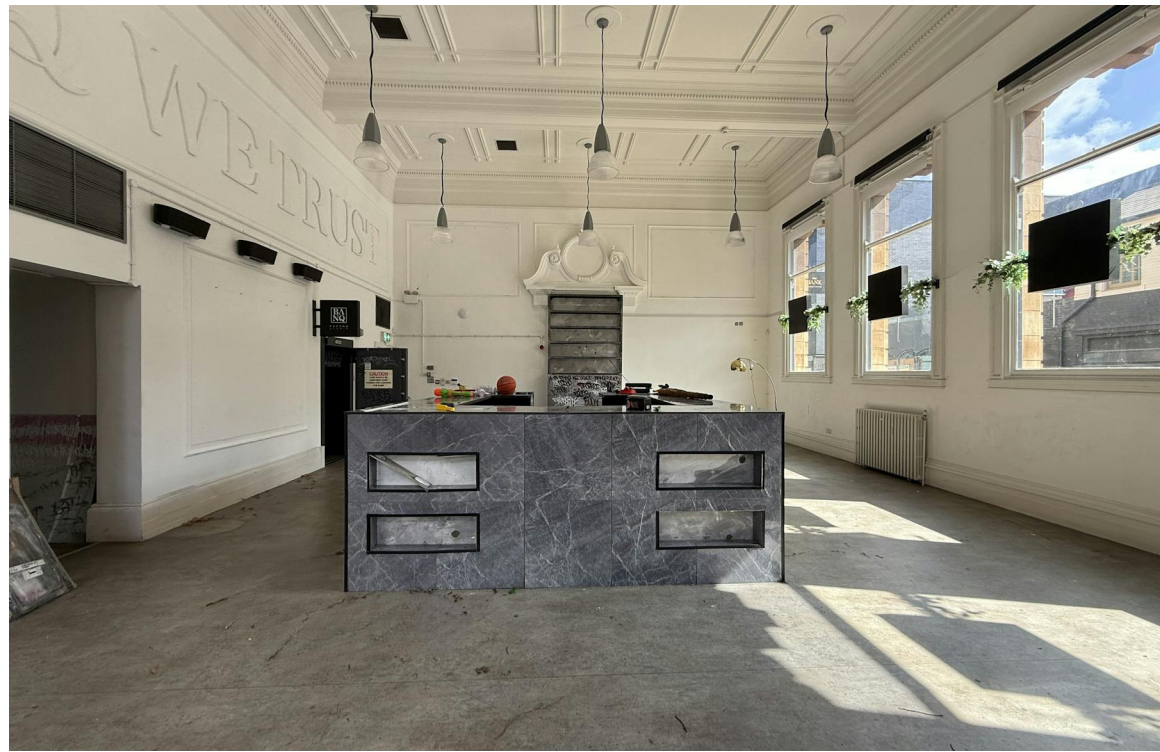


DESCRIPTION

The impressive former Banking Hall takes pride of place within this striking Grade II Listed building, formerly home to one of Birmingham's iconic Lloyds Bank branches.

The accommodation is predominantly open plan and retains an abundance of original character and period detailing, including impressive high ceilings, large original windows providing excellent natural light, decorative plasterwork and cornicing, and feature drop-down lighting. A substantial walk-in safe remains in situ, providing a distinctive reminder of the building's former banking use.

The premises benefit from an independent entrance directly fronting Great Hampton Street, together with a private WC, Wi-Fi connectivity and an intruder alarm system. Combining historic architectural features with practical modern amenities, the property provides an impressive and characterful setting suitable for a variety of commercial occupiers.

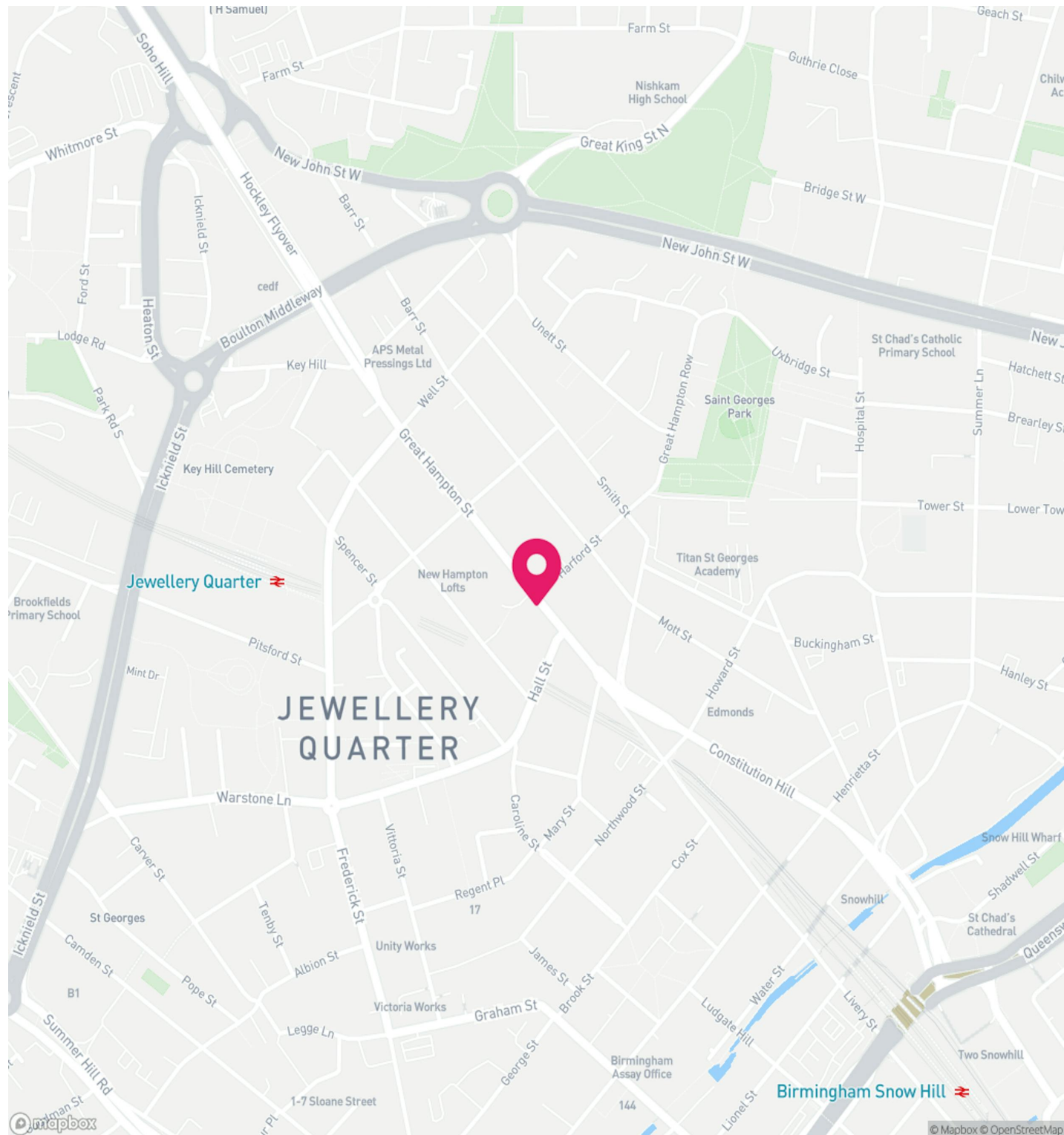


LOCATION

The property is situated in a prominent location fronting the main A41 Great Hampton Street at its junction with Hartford Street on the fringe of Birmingham's historic Jewellery Quarter.

The centrality of this property's location means that Snow Hill Train Station is just a seven-minute walk, while Birmingham New Street is a short 15-minute walk.

As well as being within walking distance of the city's major public transport routes, the main Aston expressway is just one mile east of the property, allowing easy access to Junction 6 of the M6 Motorway at Spaghetti Junction.



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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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.

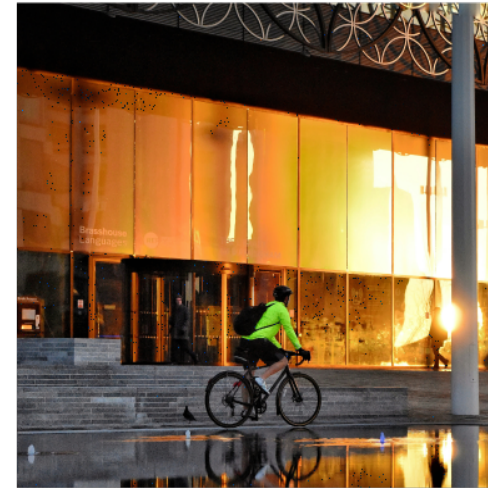
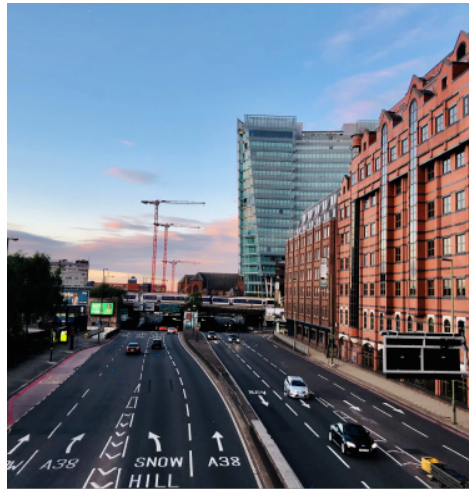
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

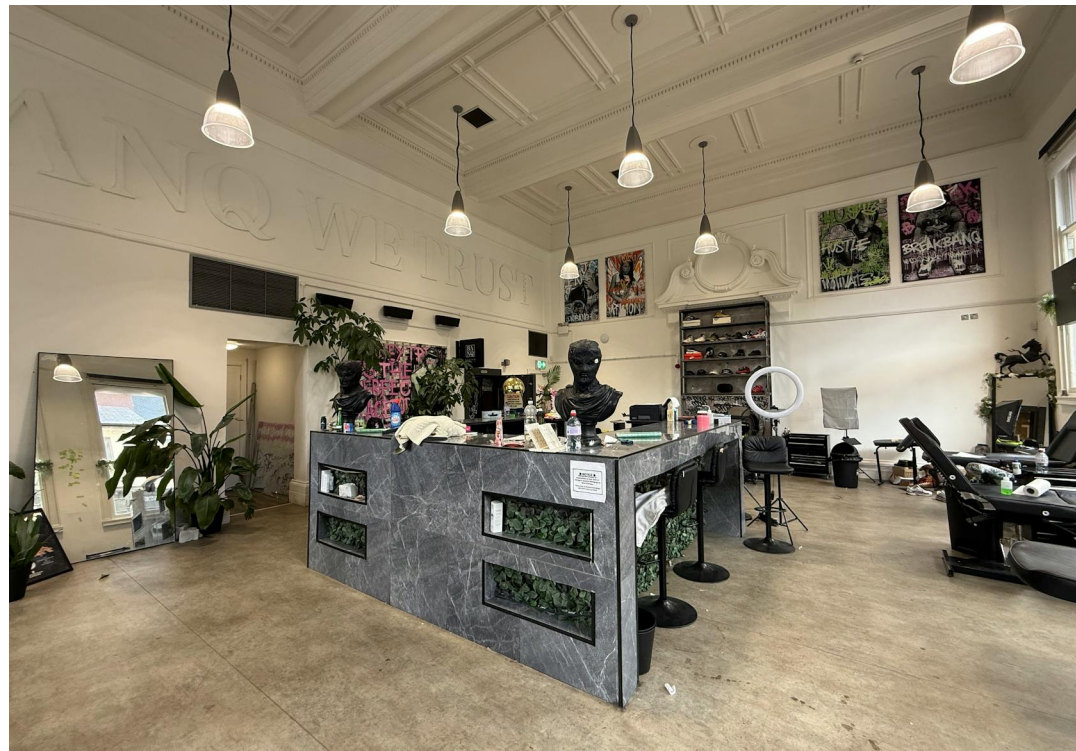
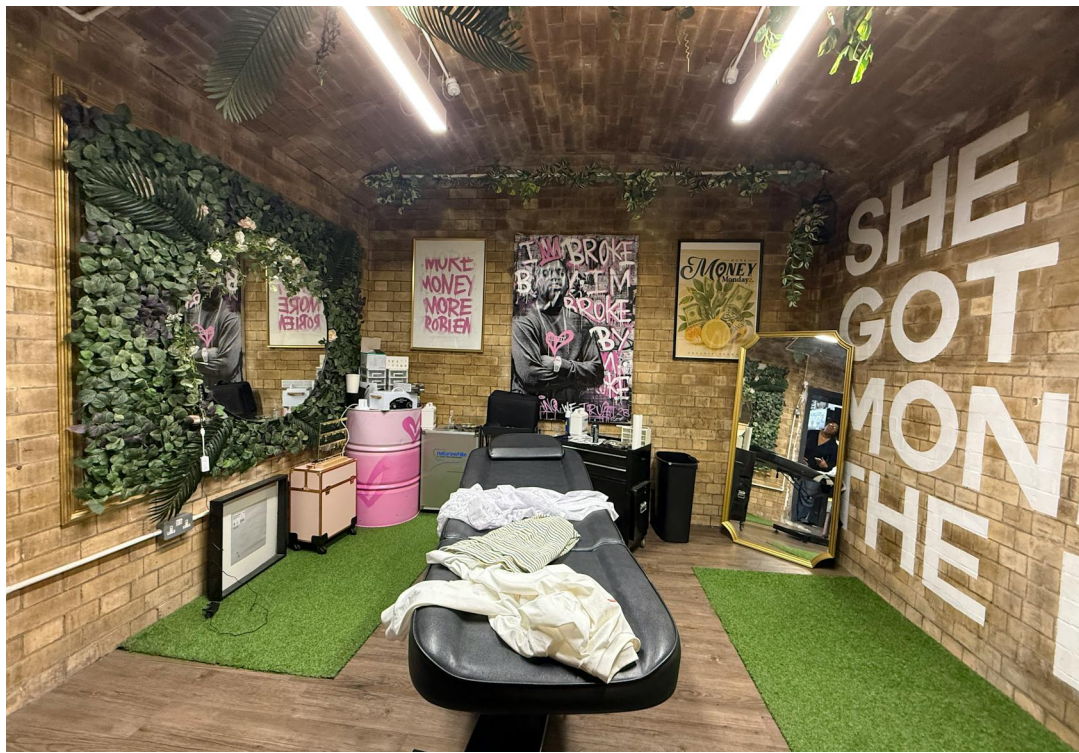
Central location, global reach: A strategic location offers quick train connections:

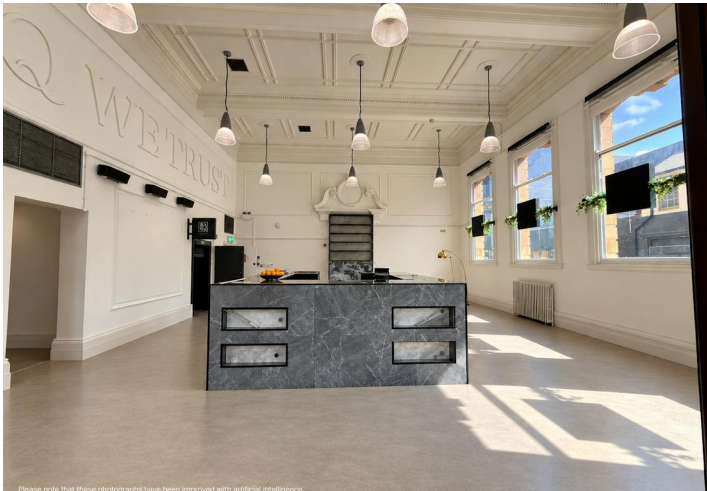
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

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!







RENTAL TERMS

The property is available to let on a new lease with length to be agreed at £28,040 (exclusive) per annum.

SERVICE CHARGE

A service charge will be payable for the maintenance and upkeep of communal areas and services provided. We understand the current premium to be in the region of £3,000 - £4,000 (exclusive) per annum.

VAT

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

LEGAL COSTS

Each party are to be responsible for their own cost incurred during this transaction.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - B

AVAILABILITY

The property is immediately available following the completion of legal formalities.

VIEWING

Viewings are strictly via the sole agents Siddall Jones.

SERVICE CHARGE

£3,500 per annum

RATEABLE VALUE

£15,500

LEASE

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

RENT

£28,040 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

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CONTACT



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