

OFFICE | FOR SALE

[VIEW ONLINE](#)



GRIFFIN HOUSE, 18 LUDGATE HILL, BIRMINGHAM, B3 1DW

2,643 TO 5,420 SQ FT (245.54 TO 503.53 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Office Suites Located on Ludgate Hill
with on site Car Park

- Nearby to St Pauls Square
 - Prominently Located on Ludgate Hill
 - Close to Snow Hill Train Station
 - On Site Car Park
 - Gas Fired Central Heating
 - Suspended Ceilings
 - Recessed LED Lighting
 - Perimeter Trunking for Data and Power
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DESCRIPTION

Griffin House provides high quality and prominently positioned office accommodation within Birmingham City Centre, ideally situated between St Paul's Square and the Central Business District.

The property is accessed via Ludgate Hill, leading into an impressive communal reception area with lift access serving all floors.

Each suite has been comprehensively refurbished to a modern specification and benefits from:

- Suspended ceilings with inset LED lighting
- Carpeted flooring and white emulsion-coated walls
- Perimeter trunking providing ample power and data points
- Gas fired central heating
- Excellent natural light through extensive glazing

Each suite also benefits from its own kitchen and WC facilities, offering self contained convenience for occupiers.

The lower basement level provides secure car parking, with one allocated space per suite included within the sale.



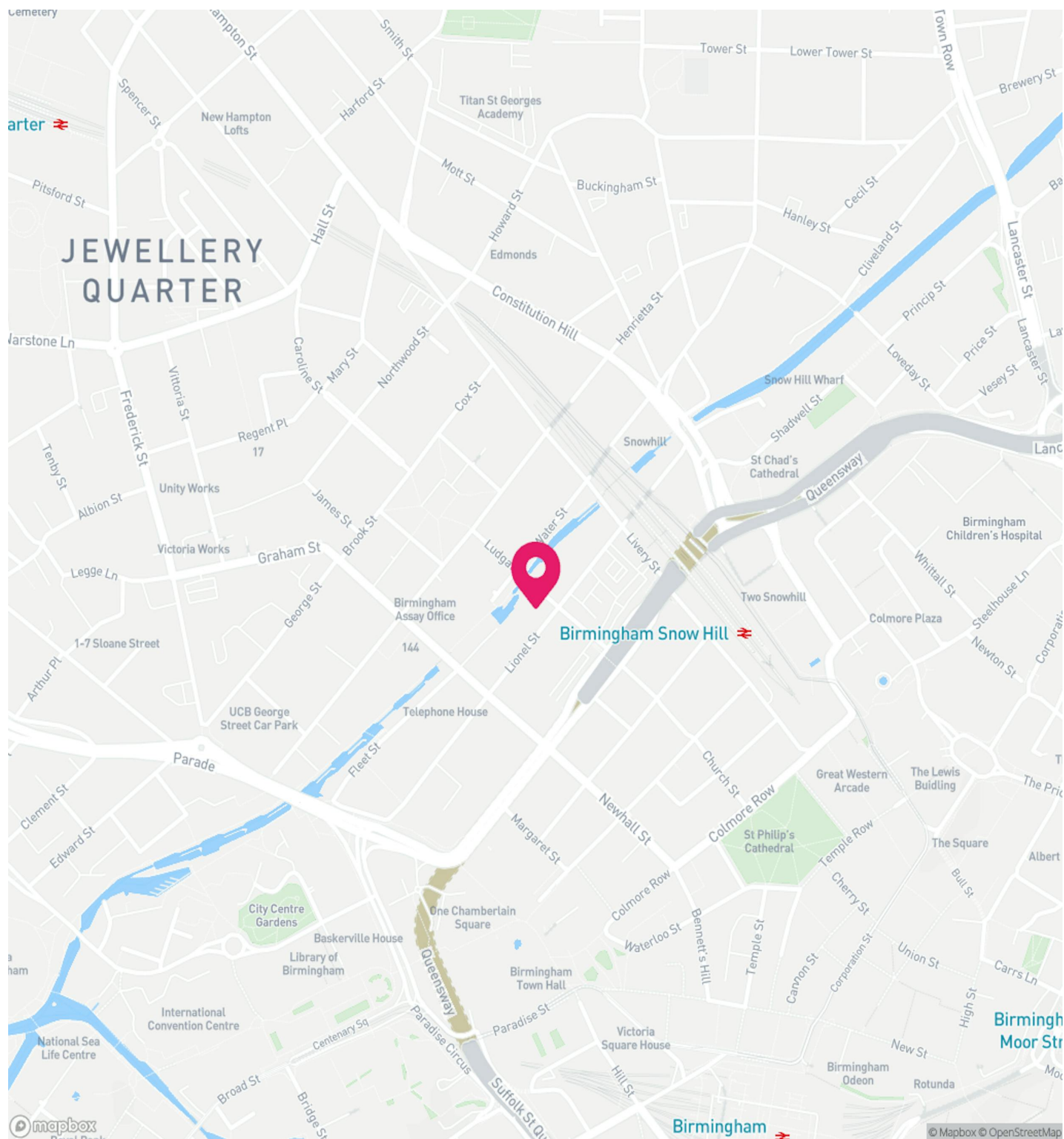
LOCATION

Griffin House is located fronting onto Ludgate Hill, which is adjacent to St Pauls Square. St Pauls Square offers a pleasant, landscaped environment together with a number of established restaurants, bar and coffee shops.

Griffin House is located just a short distance from Birmingham's Colmore Business District, which plays host to many of the City's most significant and substantial office occupiers.

The location benefits from good transport communications, with Great Charles Street providing easy access to the motorway network, and Snow Hill and New Street stations being within easy walking distance.

A vast range of restaurants and coffee shops are within the immediate area, while Birmingham's main shopping district is just a short walk from the office.



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.

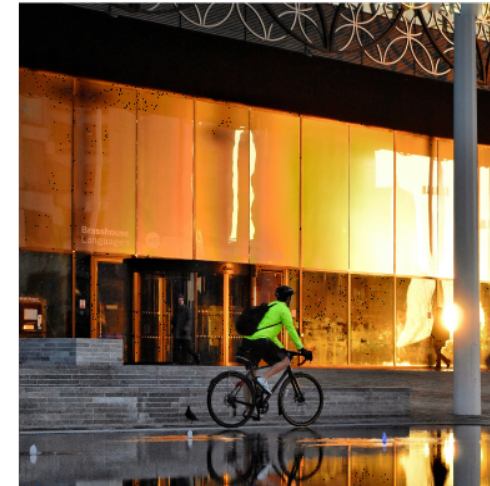
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!





AVAILABILITY

Name	sq ft	sq m	Availability
1st	2,777	257.99	Available
3rd	2,643	245.54	Available
Total	5,420	503.53	

EPC

An energy performance certificate is available on request.

BUSINESS RATES

Further information from the agents.

TENURE

The floors will be sold on new 150 year ground leases with a fixed ground rent of £100 per annum.

The suites are also available on a rental basis. Rental price upon application.

PRICE

1st Floor - 2,777 ft² - £445,000

3rd Floor- 2,643 ft² - £430,000

CAR PARKING

1 Space Per Unit is Included in the sale

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.

LEGAL FEES

Each party to bear their own costs

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



Edward Siddall-Jones

0121 638 0500

edward@siddalljones.com

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