

D1 (NON RESIDENTIAL INSTITUTIONS), OFFICE | TO LET

[VIEW ONLINE](#)



97 BROAD STREET, BIRMINGHAM, B15 1AU

3,499 SQ FT (325.07 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Office Building with Education
Planning Permission which is Available on
Flexible Terms

- NIA 3,499 ft²
 - Quoting Rental £40,000 PA
 - D1 Planning Permission - Former Language School
 - Cellular Classroom Space
 - Secure Rear Parking
 - Available Immediately on Flexible Terms
 - 7 Car Parking Spaces
-



DESCRIPTION

The property comprises a four-storey end-terraced office building, which was previously utilised for educational purposes.

The building fronts Broad Street and provides excellent accessibility to public transport connections. Vehicular access is available to the rear, where secure car parking is provided.

Internally, the accommodation is arranged to provide office and classroom space across the ground, first, second and loft levels.

Disabled WC facilities are located at ground floor level, with additional WC facilities provided on the first and second floors.

The property benefits from dual aspect windows, which provide good levels of natural light, together with carpeted flooring, suspended ceilings with inset LED lighting, and gas-fired central heating.

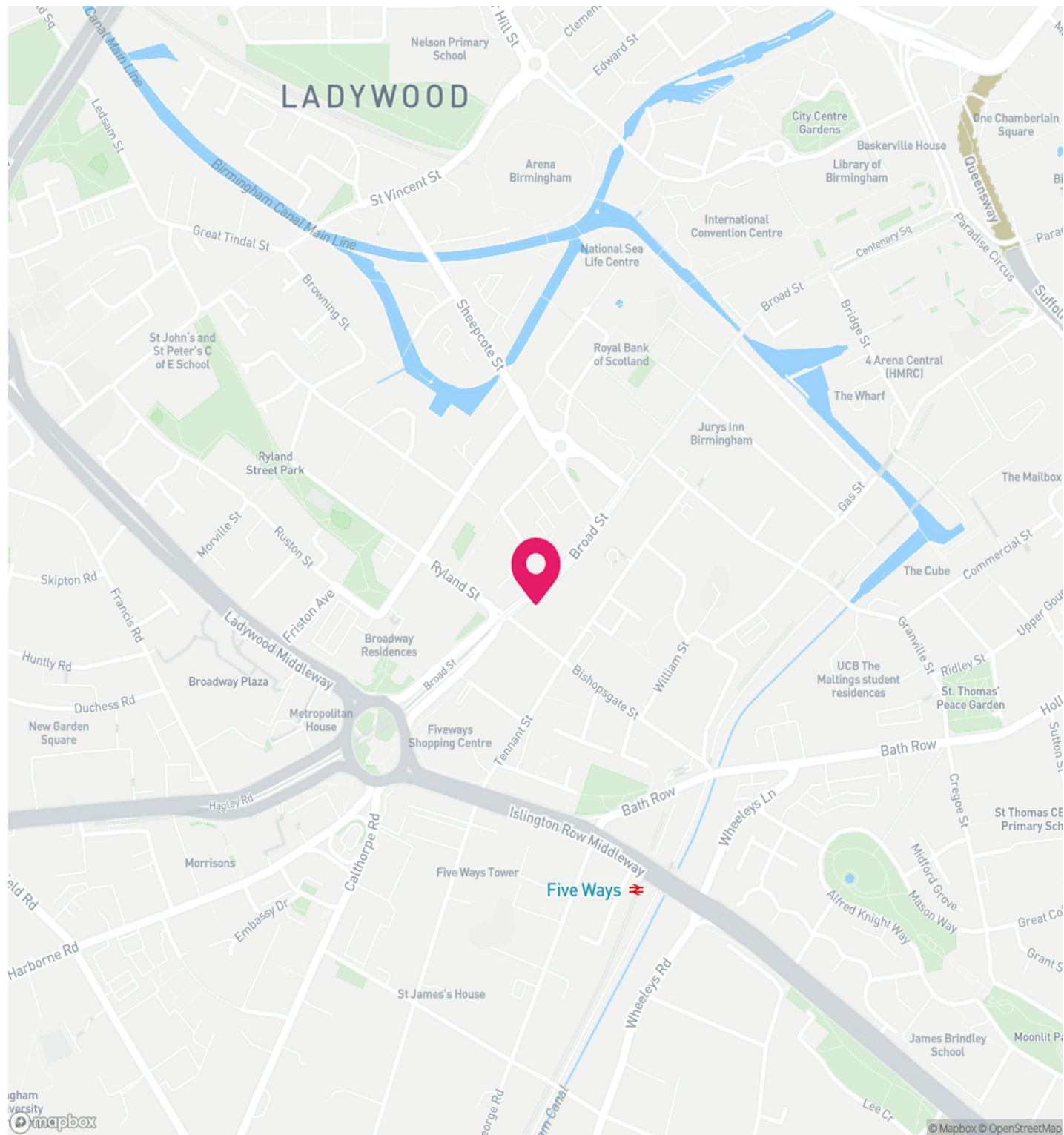


LOCATION

BUDGET.ARMY.OFTEN

The property is located on Broad Street, within Birmingham city centre, in close proximity to Brindley Place.

The location provides access to the Middle Ring Road (A4540), which links with the A38(M) and the national motorway network. Public transport facilities are available locally, with bus services operating along Broad Street and a West Midlands Metro stop situated nearby, providing connections to Birmingham city centre and the wider conurbation. Birmingham New Street and Snow Hill railway stations are located within approximately one mile of the property.



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.

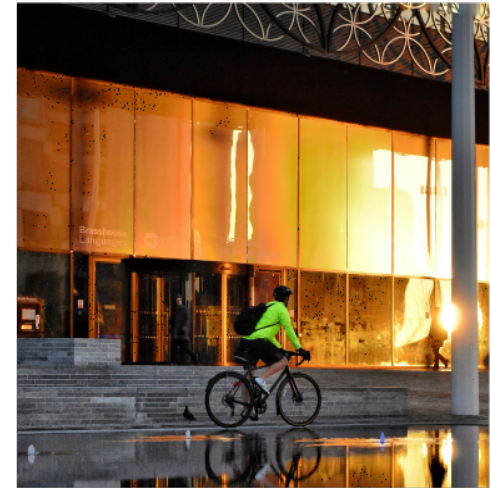
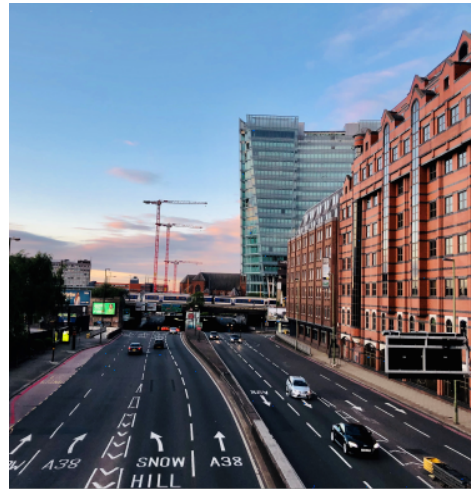
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Office	891	82.78	Available
1st - Office	863	80.18	Available
2nd - Office	975	90.58	Available
3rd - Office	770	71.54	Available
Total	3,499	325.08	

SERVICES

We understand that the building benefits from all mains services, which are connected on or adjacent to the property.

The agent has not tested the suitability of the connections and recommends that interested parties carry out their own investigations.

RATEABLE VALUE

£28,250

VAT

To be confirmed

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

£40,000 per annum

POSSESSION

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

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



Ryan Lynch
0121 638 0800
ryan@siddalljones.com



Sophie Froggatt
0121 638 0500
sophie@siddalljones.com



Scott Rawlings
0121 638 0500
scott@siddalljones.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 10/09/2025

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



[SIDDALLJONES.COM](https://www.siddalljones.com)