

OFFICE | TO LET

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22A GREAT HAMPTON STREET, JEWELLERY QUARTER, BIRMINGHAM, B18 6AH

1,389 SQ FT (129.04 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Newly Refurbished Character Office Providing
High Specification Throughout with Further
Benefit of Lift Access

- Short Walk to Snow Hill & New Street Stations
 - EPC Rating – B
 - Air Conditioning
 - Fitted Kitchen
 - Data & Power Installed
 - Lift Access
-



DESCRIPTION

This unique property occupies a prime position on Great Hampton Street, just a stone's throw from the heart of Birmingham's historic Jewellery Quarter. The area is renowned for its independent cafés, bars, and creative businesses, and benefits from excellent transport links connecting directly to the city centre and beyond.

Located within a Grade II Listed building*—formerly home to one of Birmingham's iconic Lloyds Banks—the office space retains a wealth of original period features alongside a contemporary refurbishment that provides a bright, comfortable, and professional working environment. The suite is situated on the second floor and is accessible via lift.

The accommodation is predominantly open plan, with two private meeting rooms leading off the main workspace. The recent refurbishment includes fob access control, modern LED lighting, and a high-quality interior finish.

The building forms part of a wider masterplan to regenerate Great Hampton Street, with ambitious plans for independent eateries, unique retail offerings, and bespoke residential developments. Positioned at the epicentre of this transformation, the property offers the perfect opportunity to establish and grow a thriving business in one of Birmingham's most exciting emerging destinations.



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.

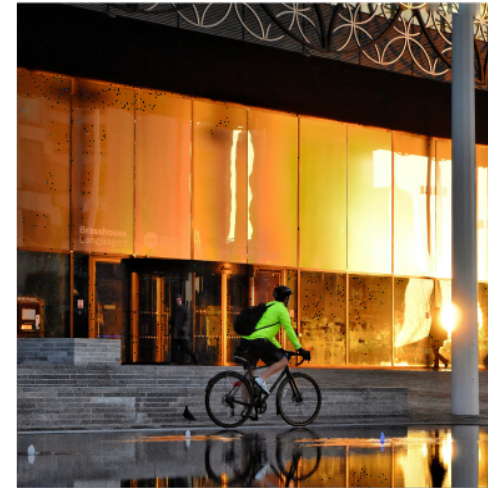
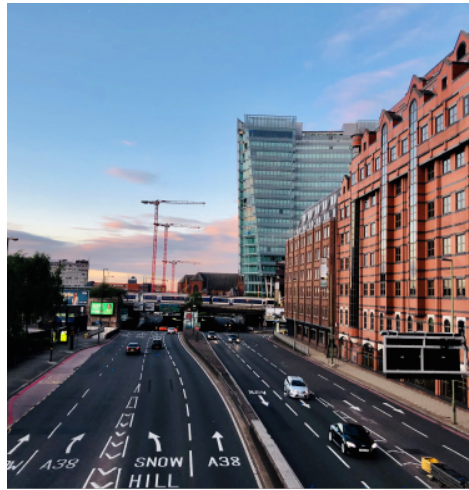
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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 £25,000 (exclusive) per annum.

SERVICE CHARGE/UTILITIES

A service charge will be payable for the maintenance and upkeep of communal areas and services provided. We understand the current premium to be £9,000 (exclusive) and this includes utilities for the suite.

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 agents Siddall Jones.

VAT

Applicable

LEASE

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

POSSESSION

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

EPC

B

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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