

TRADE COUNTER | TO LET

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10 KENYON STREET, JEWELLERY QUARTER, BIRMINGHAM, B18 6AR

3,942 SQ FT (366.22 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Jewellery Quarter Warehouse Premises Which
May Suit for Alternative Uses (STP)

- GIA 3,942 ft²
- Quoting Rental £45,000 Per Annum
- Central JQ Location
- May Suit for Alternative Uses Including Retail, Showroom, Leisure, etc. STP
- Available Q4 2026



DESCRIPTION

The property comprises a well-presented warehouse/industrial unit of portal frame construction, surmounted by a mono-pitched steel-clad roof incorporating translucent roof lights.

Internally, the accommodation is predominantly open plan and is currently fitted out for use as a coffee roasting and production facility with a small trade counter / retail area situated to the front of the unit. The warehouse area is supplemented by cellular office accommodation, WC facilities and ancillary staff areas.

The property benefits from gas-fired heating, three-phase electricity, electric roller shutter access and an enclosed loading bay, providing practical loading and servicing arrangements.

The premises are currently occupied by a local coffee roaster and are considered suitable for a range of light industrial, production, storage or workshop uses, subject to the necessary consents.



LOCATION

/// MIXED.JOBS.CASINO

The property is prominently situated fronting Kenyon Street, just off Caroline Street and close to Warstone Lane, in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The location benefits from excellent accessibility, with a range of local amenities and public transport connections nearby. Regular bus services operate throughout the surrounding area, while both Jewellery Quarter Station and Birmingham Snow Hill Station are within easy reach, providing convenient connections across Birmingham and the wider West Midlands.

The property is also well positioned for access to Birmingham City Centre and the wider road network via the nearby A4540 Middleway



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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SERVICES

We understand that all mains services are connected to the property. Interested parties are advised to make their own enquiries and investigations to satisfy themselves as to the availability, capacity and suitability of all services for their intended use.

RATEABLE VALUE

2026 RV £17,250

EPC

Available upon request.

RATEABLE VALUE

£17,250

VAT

Not applicable

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

£45,000 per annum

POSSESSION

Available Q4 2026

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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