OFFICE | FOR SALE

VIEW ONLINE



CAROLINE POINT, CAROLINE STREET, JEWELLERY QUARTER, B3 1UF

1,071 TO 2,196 SQ FT (99.50 TO 204.02 SQ M)

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Two Modern Adjacent Office Suites in Birmingham's Jewellery Quarter, With One Car Parking Space Per Suite.

- Modern Office Premises
- Jewellery Quarter Location Close to St Paul's Square
- Available Separately or Together
- Excellent Natural Light With Floor-To-Ceiling Glazing in Part
- Private Kitchenette and Accessible WC Facilities in Each Suite
- Passenger Lift to All Floors and Communal Accessible Ground-Floor WC
- One Secure Car Parking Space Per Suite





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DESCRIPTION

Suites 5 and 6 comprise two self-contained, open-plan offices within Caroline Point, a modern multi-storey office building.

Both suites feature carpeted floors, suspended ceilings with LED lighting and double-glazed windows. Floor-to-ceiling glazing in parts of the accommodation provides excellent natural light.

Each suite has its own kitchenette and accessible WC facilities. The building also benefits from a communal accessible WC on the ground floor and a passenger lift serving all floors.

The suites are immediately adjacent and can be occupied independently or combined to provide a single, larger office.

Each suite benefits from one secure car parking space, providing two spaces if occupied together.





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LOCATION

Caroline Point occupies a prominent corner position on Caroline Street, approximately 200 metres from St Paul's Square and within walking distance of Birmingham city centre and the Colmore Business District.

The surrounding Jewellery Quarter offers a wide range of independent cafés, restaurants and bars.

St Paul's Metro stop on Constitution Hill is a short walk away. Jewellery Quarter station provides rail and Metro services, and Birmingham Snow Hill railway station is also within walking distance.



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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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TO LET

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AVAILABILITY

Name	sq ft	sq m	Availability
1st - Suite 5	1,071	99.50	Available
1st - Suite 6	1,125	104.52	Available
Total	**2,196**	**204.02**	

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SERVICES

We understand that the building has the benefit of main electricity, water and drainage.

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.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

SERVICE CHARGE

A small service charge is levied in respect of the maintenance and upkeep of communal areas.

PRICING

Suite 5- £210,000
Suite 6- £195,000

Alternatively consideration may also be given to a rental on the property.

BUSINESS RATES

Suite 5- Rateable Value: £15,250 - Rates Payable: £6,588 Per Annum
Suite 6- Rateable Value: £17,000 - Rates Payable: £7,344 Per Annum

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £195,000

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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