

OFFICE | TO LET

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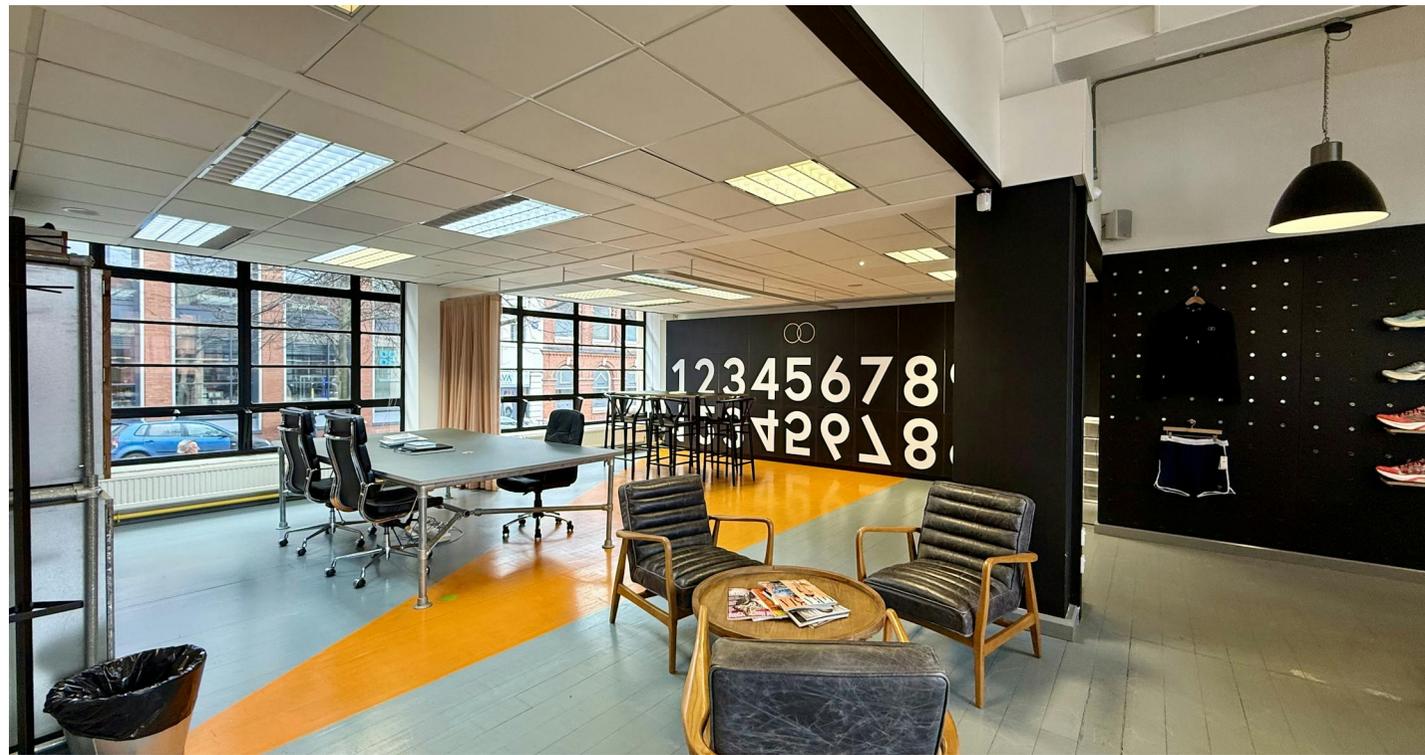


UNIT 9, 133 NEWHALL STREET, BIRMINGHAM, B3 1SF
2,240 SQ FT (208.10 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

High Quality Self Contained Office Premises
available Fully Fitted and with 3x Car Parking
Spaces

- Modern High Quality Office Space
- Predominately Open Plan 2x Meeting Rooms
- Industrial/Modern Aesthetic
- Sought After Location
- 3x Secure Car Parking Spaces
- Hardwood Flooring and Industrial Lighting
- Two Private WCs
- Fitted Kitchen



DESCRIPTION

The property comprises a high quality, self contained office suite situated within an attractive Art Deco building on Newhall Street. The suite is offered fully fitted, providing an occupier with immediate, turnkey accommodation within a well established multi occupied office building.

The accommodation is arranged predominantly in an open plan layout, incorporating an integral meeting room, defined reception area, and supporting ancillary accommodation. The suite benefits from a strong industrial contemporary aesthetic, combining character features with modern services, making it particularly well suited to creative, professional, and design led occupiers.

The accommodation extends to approximately just over 2,237 ft² and benefits from three allocated car parking spaces. Specification includes:

- Fully fitted office suite
- Open plan office with 2x integral meeting rooms
- Defined reception area
- Two WCs
- Fitted kitchen
- Hardwood flooring throughout
- Drop down industrial lighting with part inset lighting
- Exposed conduit
- Gas fired central heating system and new boiler
- Sound system
- Intercom and alarm system



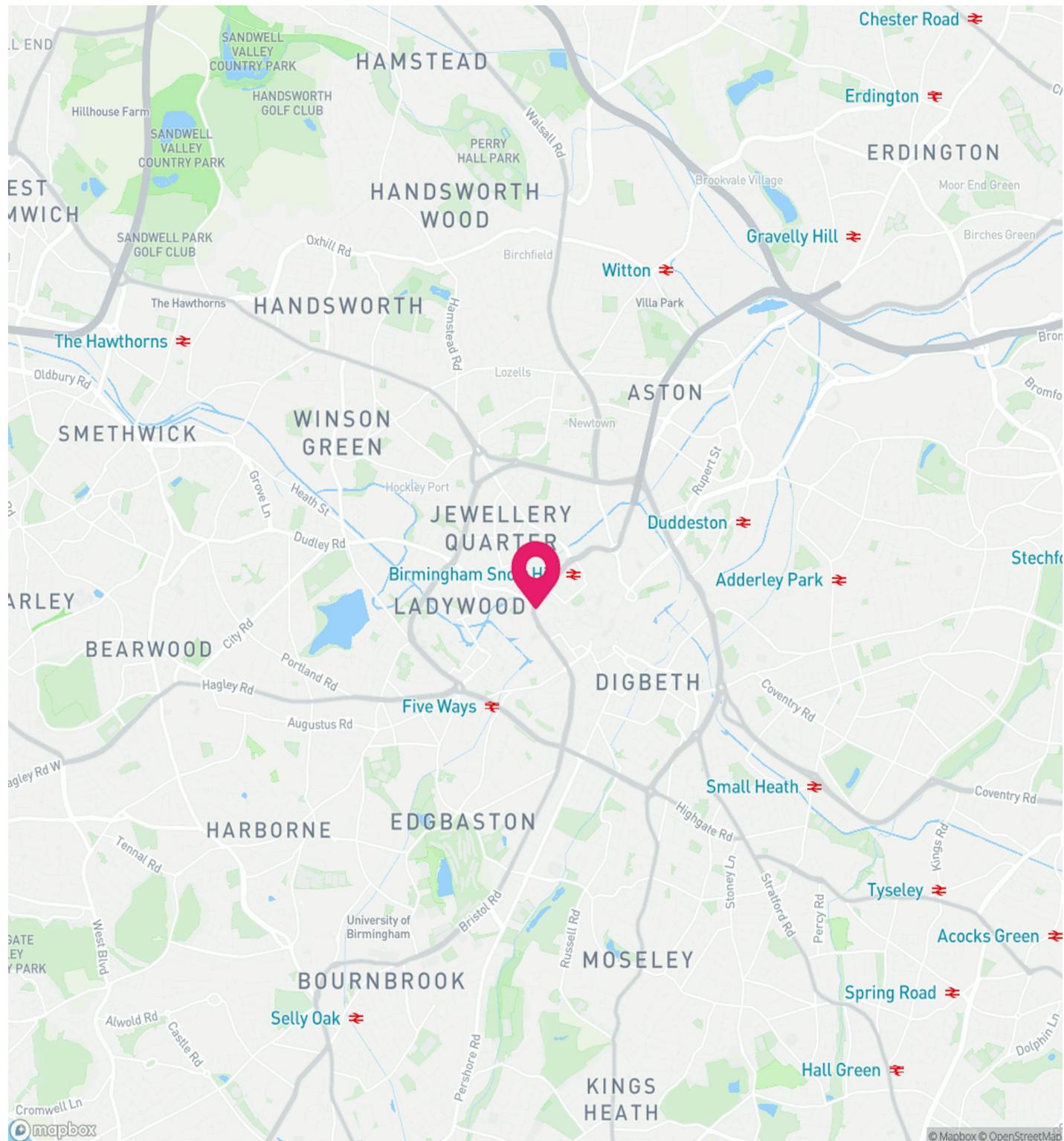
LOCATION

Unit 9, 133 Newhall Street is prominently positioned within Birmingham's established Jewellery Quarter, an area renowned for its creative, professional, and commercial occupiers. The property sits in close proximity to Birmingham City Centre and is within easy walking distance of St Paul's Square, a highly regarded focal point offering a range of cafés, restaurants, and professional services.

The surrounding area provides a vibrant mix of character buildings, modern office accommodation, and lifestyle amenities, with the Jewellery Quarter continuing to attract creative, legal, financial, and technology-led occupiers.

The property benefits from excellent road connectivity, with convenient access to the A38(M) Aston Expressway, providing direct routes into the city centre and onward connection to Junction 6 of the M6, which in turn links to the wider national motorway network including the M5, M42, and M40.

Public transport connections are also strong with Birmingham Snow Hill station is close by, offering regular services across the West Midlands and to London, while Birmingham New Street station is readily accessible. In addition, the area is well served by numerous local bus routes and the wider metro and rail network.



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

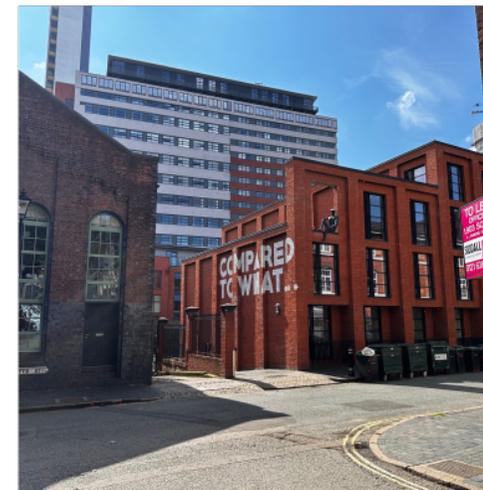
This area is a lively hub with a wide selection of bars, restaurants, cafes, and shops to explore. Popular spots include:

- 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.



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.

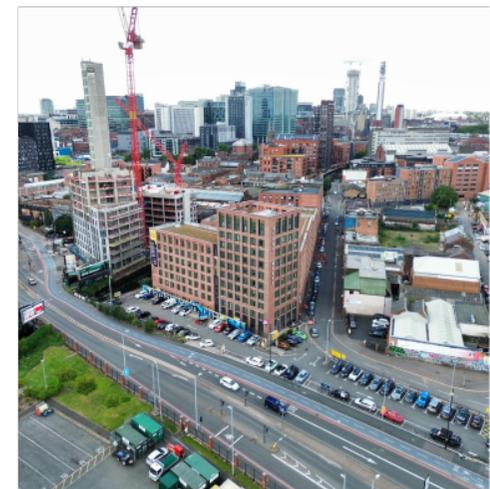
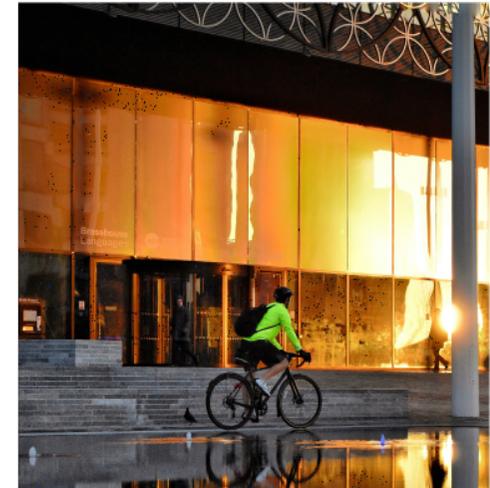
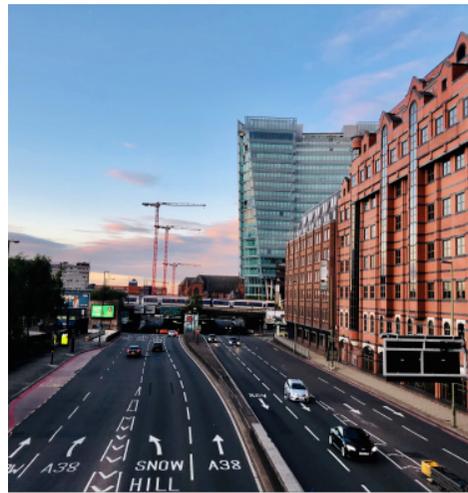
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

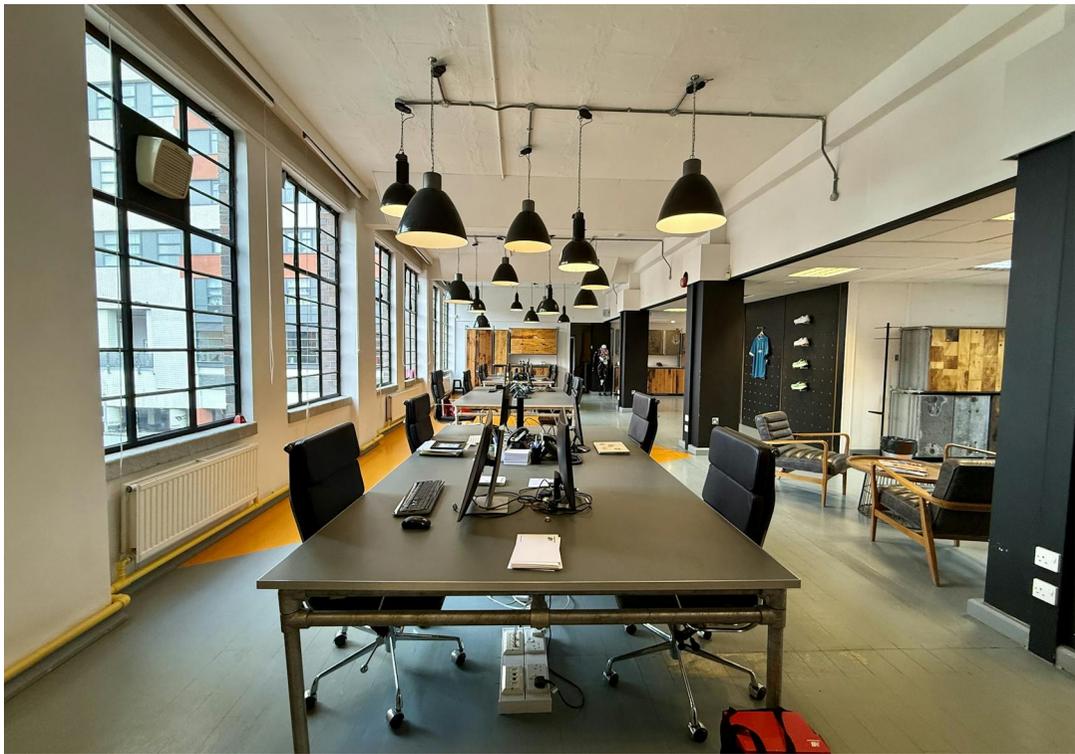
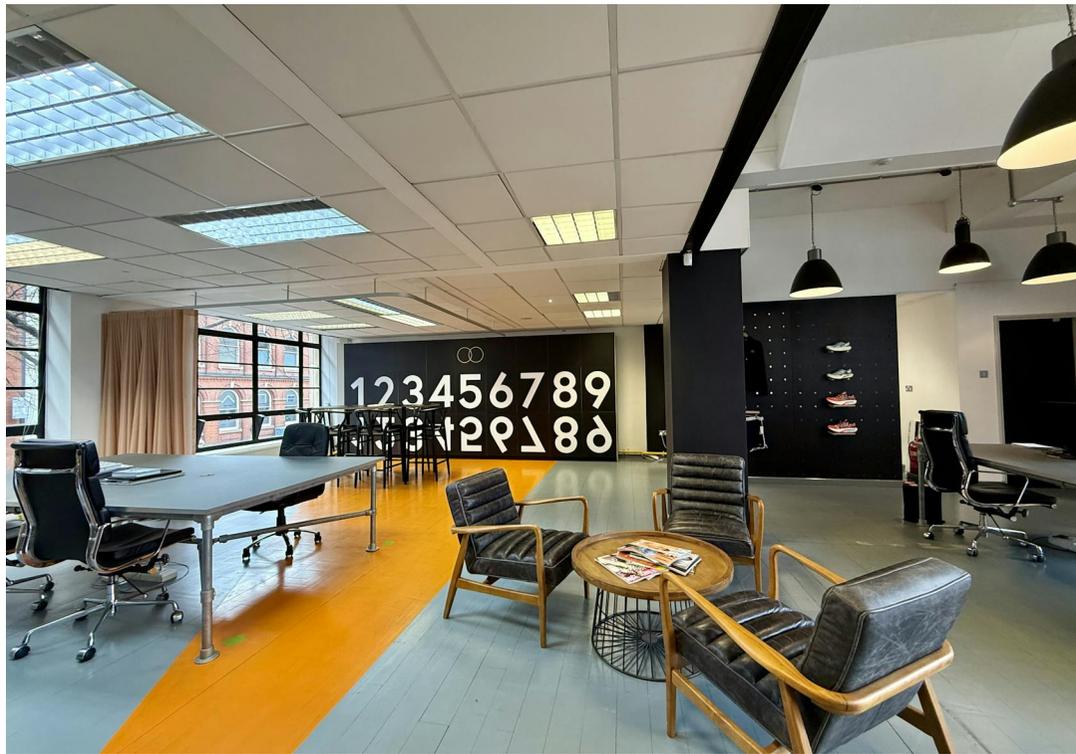
Central location, global reach: A strategic location offers quick train connections:

- 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 - Unit 9	2,240	208.10	Available
Total	2,240	208.10	

TERMS

The property is available on a new lease, with length to be agreed, at a passing rental of £31,500 per annum (exclusive).

SERVICE CHARGE

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

VIEWING

Strictly via the sole agent Siddall Jones.

RATEABLE VALUE

£27,500. based on 1 April 2026 Valuation

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.

POSSESSION

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

EPC

D (77)

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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