

OFFICE | TO LET

[VIEW ONLINE](#)



PART 9TH FLOOR, 1 VICTORIA SQUARE, BIRMINGHAM, B1 1BD

4,026 SQ FT (374.03 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Stunning City Centre Office Suite Available for Immediate Occupation

- Landmark City Centre Office Building
 - Open Plan Floor Plate
 - Managed Reception Area
 - Available via Sub lease or Assignment - Expiring 31st December 2027
 - Low Rental of £19.50 ft²
 - Plug and Play - Furniture Included, if required
-



DESCRIPTION

A well-presented, contemporary open-plan office suite situated within the prestigious One Victoria Square, occupying a prime position in the heart of Birmingham city centre.

The accommodation provides a bright and spacious working environment, benefitting from extensive floor-to-ceiling glazing which affords excellent levels of natural light and impressive views across the city skyline. The suite is currently configured to provide predominantly open-plan accommodation with a series of modern workstations incorporating integrated desk partitioning, together with perimeter breakout space. Internally, the specification includes a suspended ceiling with recessed LED lighting, raised access flooring with integrated floor boxes, and a high-quality carpet finish throughout. The space is ready for immediate occupation and would suit a variety of occupiers seeking a 'plug and play' solution.

One Victoria Square is widely regarded as one of Birmingham's premier office buildings, offering a high-quality corporate environment with a managed reception area, secure access & excellent on-site management. The property occupies a landmark position overlooking Victoria Square, providing immediate access to a wide range of retail, leisure & amenity provision, together with exceptional public transport connectivity via New Street, Snow Hill & Midland Metro.

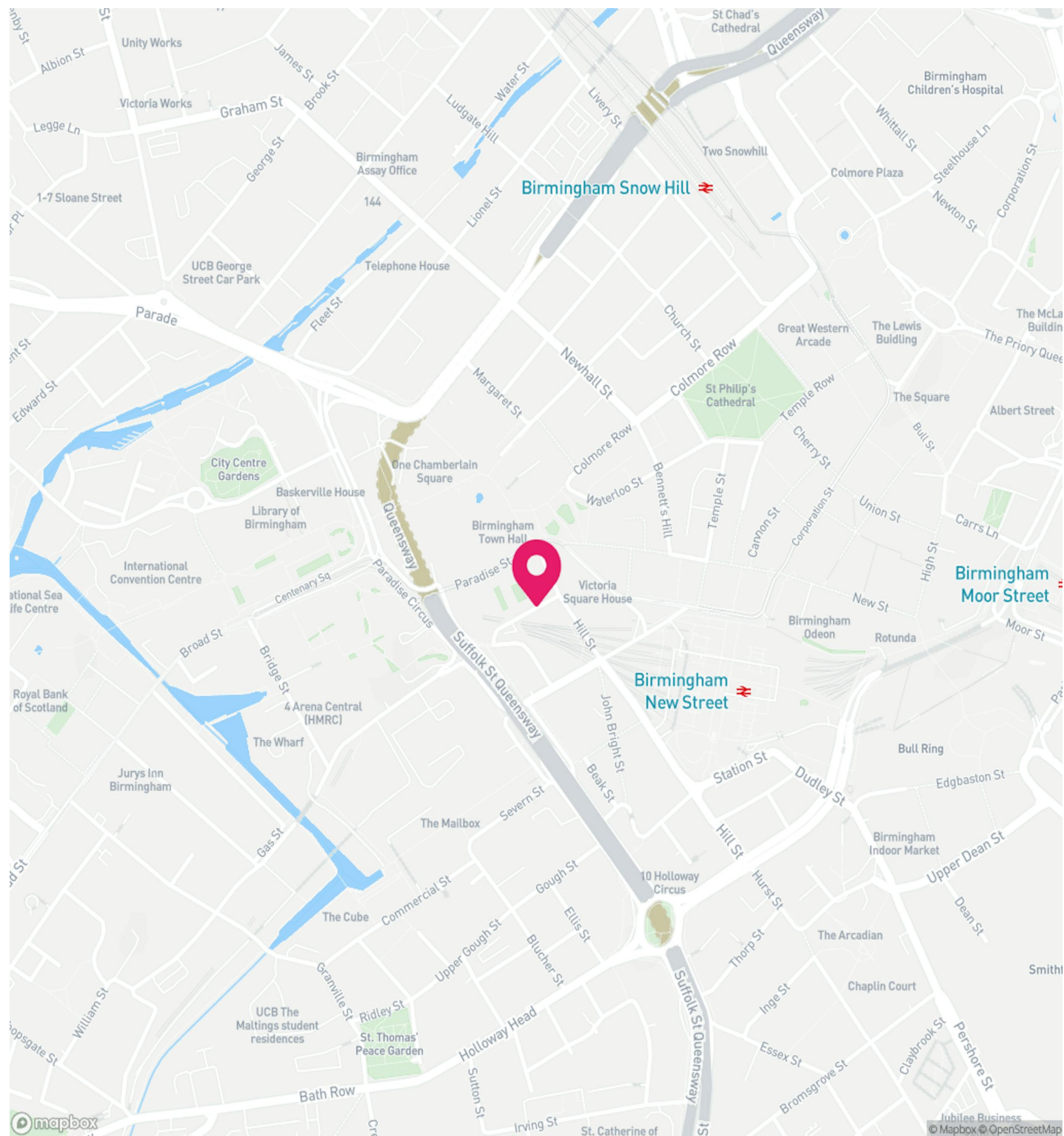
The suite is available on flexible lease terms and represents a rare opportunity to secure Grade A office accommodation in one of the city's most sought-after locations.



LOCATION

Positioned at the very centre of Birmingham's commercial and civic district, One Victoria Square occupies one of the city's most recognisable and prestigious business addresses. Overlooking the iconic Victoria Square and Birmingham Town Hall, the location offers immediate access to the city's prime retail, leisure, cultural, and corporate amenities.

The building benefits from exceptional connectivity, situated just a short walk from Birmingham New Street, Snow Hill, and Moor Street stations, providing fast national rail links to London, Manchester, and the wider Midlands region. Extensive tram, bus, and road connections further enhance accessibility for occupiers, clients, and visitors alike.



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.

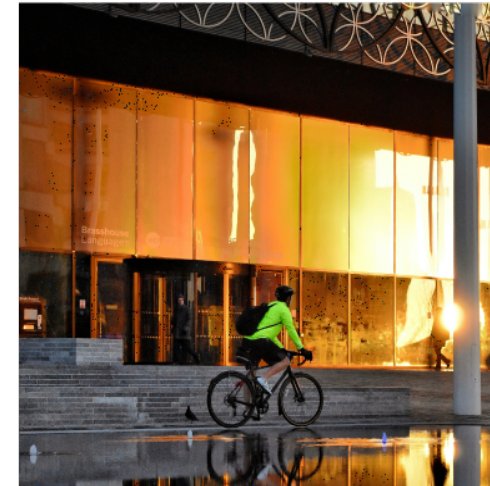
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

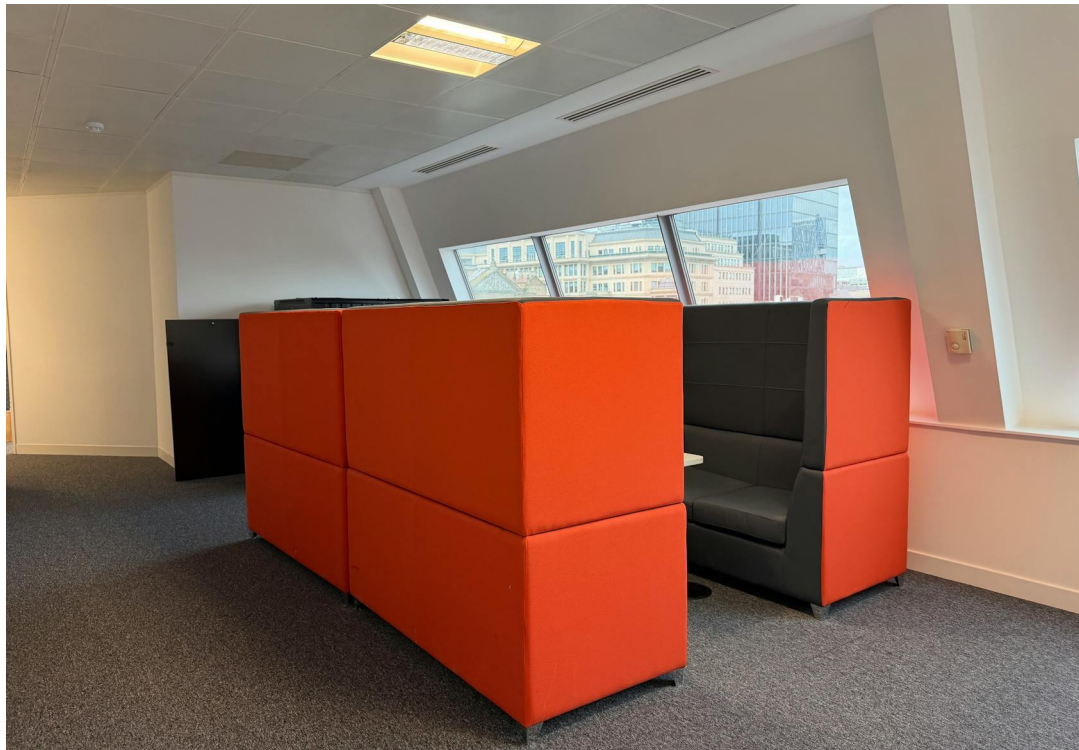
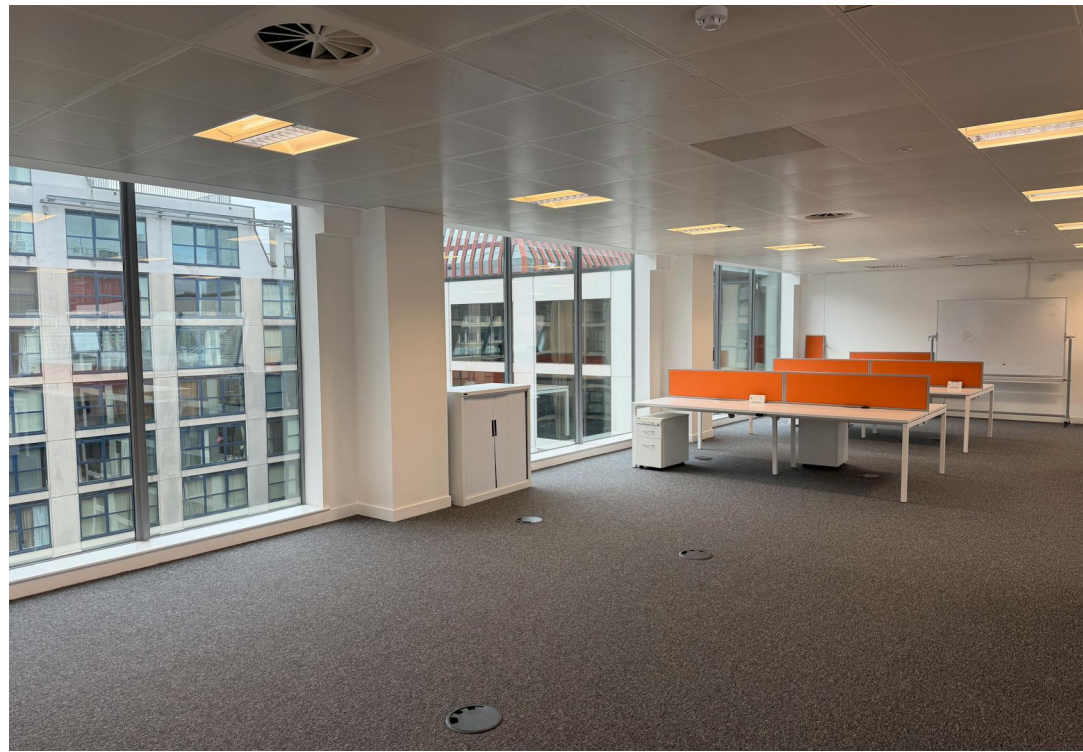
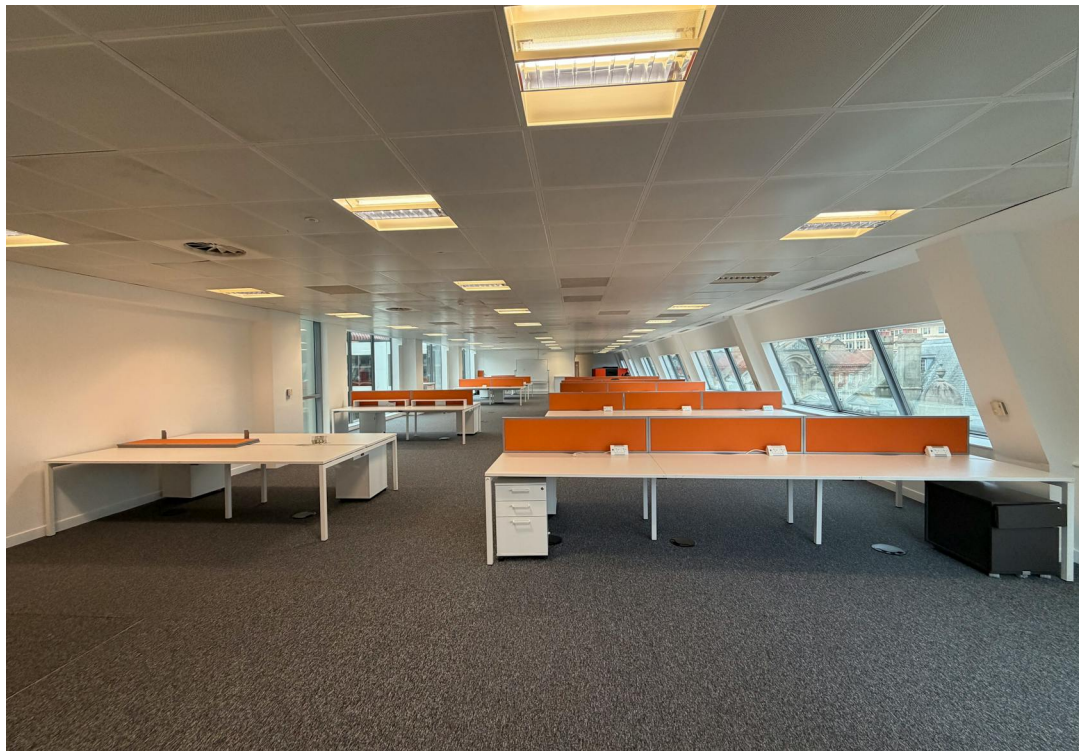
Central location, global reach: A strategic location offers quick train connections:

- 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
9th - Office	4,026	374.03	Available
Total	4,026	374.03	

SERVICE CHARGE

£7.37 per sq ft

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

Sublease

RENT

£78,500 per annum on a sub lease or assignment until 31 December 2027

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



Edward Siddall-Jones

0121 638 0500

edward@siddalljones.com



Sophie Froggatt

0121 638 0500

sophie@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 27/05/2026

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



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