

OFFICE, RETAIL | TO LET

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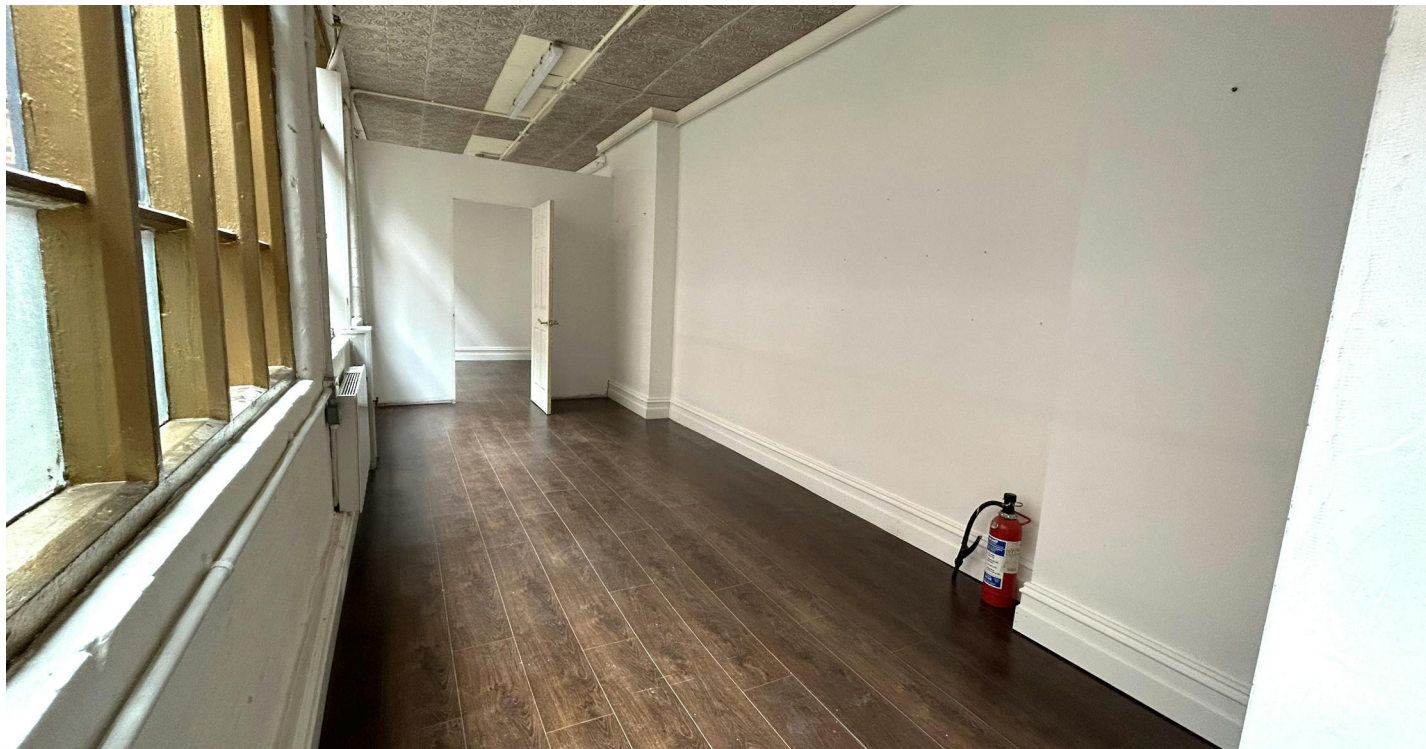
UNIT 4A, 58 SPENCER STREET, JEWELLERY QUARTER, BIRMINGHAM, B18 6DS

347 SQ FT (32.24 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Studio Overlooking a Central Courtyard

- Home to Several Creative, Aesthetic, and Manufacturing Businesses
 - Independent Access from Spencer Street
 - Small Business Rates Exemption
 - W/C and Kitchenette
 - Emulsion Coated Walls
 - Separate Partitioned Room
 - Central JQ Location
 - Characterful Period Premises
 - Ideal Starter Unit
 - Use Class E
-



DESCRIPTION

Situated within the established Spencer Street Studios in Birmingham's Jewellery Quarter, this attractive ground floor commercial unit offers a versatile workspace suitable for a variety of occupiers.

The property benefits from its own independent access directly from Spencer Street and enjoys an outlook over the development's central courtyard. Spencer Street Studios is home to a diverse community of creative, aesthetic and manufacturing businesses, including barbers, beauticians, hairdressers, jewellers and other independent operators.

Internally, the accommodation comprises predominantly open-plan space, providing flexibility for a range of business uses. To the rear is a partitioned private office together with a kitchenette and private WC facilities.

The unit retains a number of character features and benefits from laminate flooring, emulsion-coated walls, and a large glazed side elevation.

On-street parking is available nearby, with additional parking provision throughout the wider Jewellery Quarter.

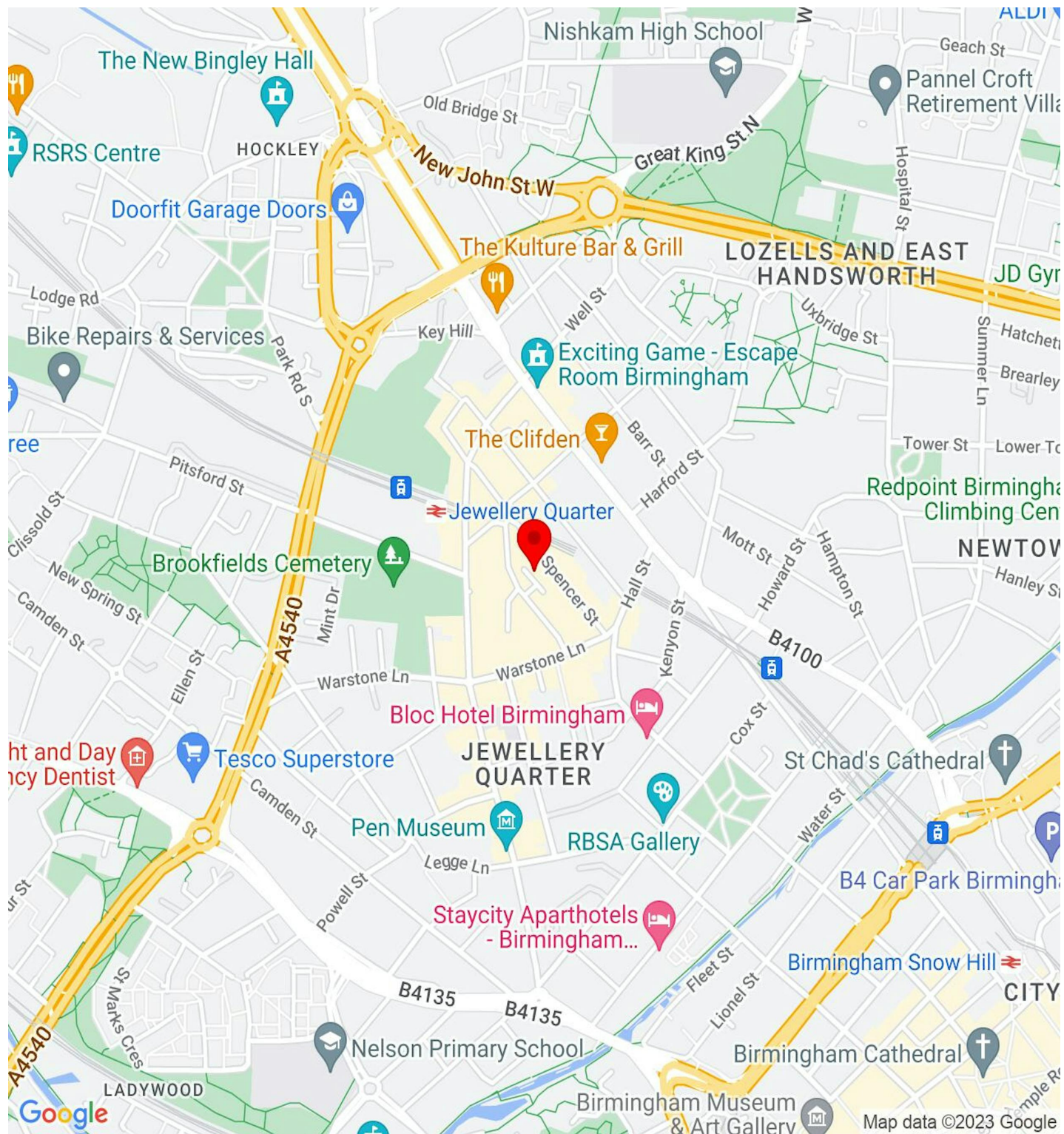


LOCATION

Spencer Street Studios is prominently situated on Spencer Street within the heart of Birmingham's historic Jewellery Quarter, one of the city's most established and vibrant business districts. The area is renowned for its mix of independent retailers, creative enterprises, manufacturers, cafés, bars and restaurants, creating a thriving commercial environment attractive to a diverse range of occupiers.

Occupiers benefit from excellent local amenities, with numerous cafés, coffee shops, convenience stores, gyms and lunchtime dining options located within walking distance. The nearby St Paul's Square and wider Jewellery Quarter provide an abundance of leisure and hospitality offerings, making the location particularly appealing to both businesses and employees.

The property is well connected by public transport, with Jewellery Quarter Railway and Metro Station located within easy walking distance, providing regular services to Birmingham City Centre, Wolverhampton and the wider West Midlands. Birmingham Snow Hill and Birmingham New Street stations are also readily accessible, offering extensive regional and national rail connections.



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.

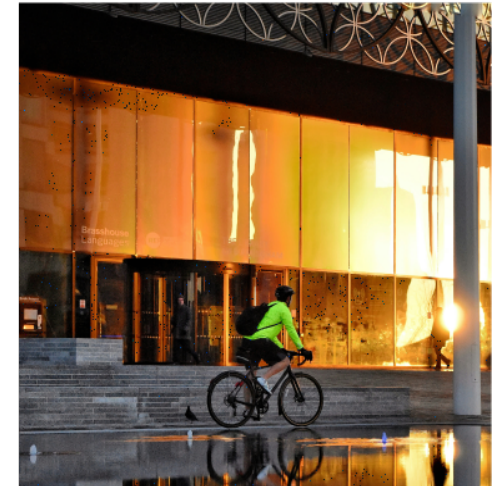
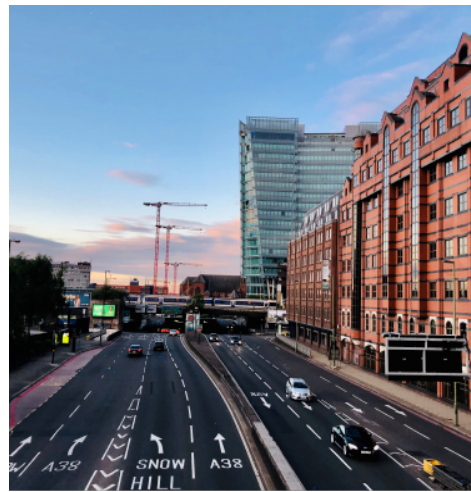
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!



PRICE / TENURE

The property is available to let on a new lease with length to be agreed at £7,500 per annum exclusive.

SERVICE CHARGE

A service charge is levied in respect of communal maintenance and upkeep. Approximate figures are quoted below:

Service Charge: £787 PA approx.

VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

BUSINESS RATES

We understand the property qualifies for Small Business Rates Relief.

PLANNING PERMISSION

We understand the property has planning for Use Class E.

LEGAL FEES

The landlord will provide a free and easy to understand lease agreement with each party being responsible for their own legal and other fees associated with this transaction.

AVAILABILITY

The property is immediately available subject to the completion of legal formalities.

VIEWINGS

Viewings are strictly via the sole agent Siddall Jones.

LEASE

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

RENT

£7,500 per annum

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