

LEISURE, OFFICE, RETAIL | TO LET

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FOUNTAIN COURT, STEELHOUSE LANE, BIRMINGHAM, B4 6DR

290 TO 2,259 SQ FT (26.94 TO 209.87 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Shell and Core Commercial Units Suitable for a Variety of Uses - STPP

- Ground Floor Units
 - Available Separately or Combined
 - Provided in Shell & Core Condition
 - Suitable for a variety of Uses - STPP
 - City Centre Location
 - Close Proximity to Snow Hill Train & Metro Station
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DESCRIPTION

Fountain Court comprises three individual commercial units which are available individually or could be combined to provide a larger floor area.

The building is prominently positioned with shop frontages to Steelhouse Lane, with each unit being offered in shell and core condition, providing a flexible, open-plan layout ready for tenant fit-out.

Each unit benefits from:

- * Prominent shopfront with pedestrian access
- * High ceiling heights
- * Concrete flooring
- * New services brought into the property

The accommodation offers versatility and is suitable for a wide range of uses, subject to planning consent.



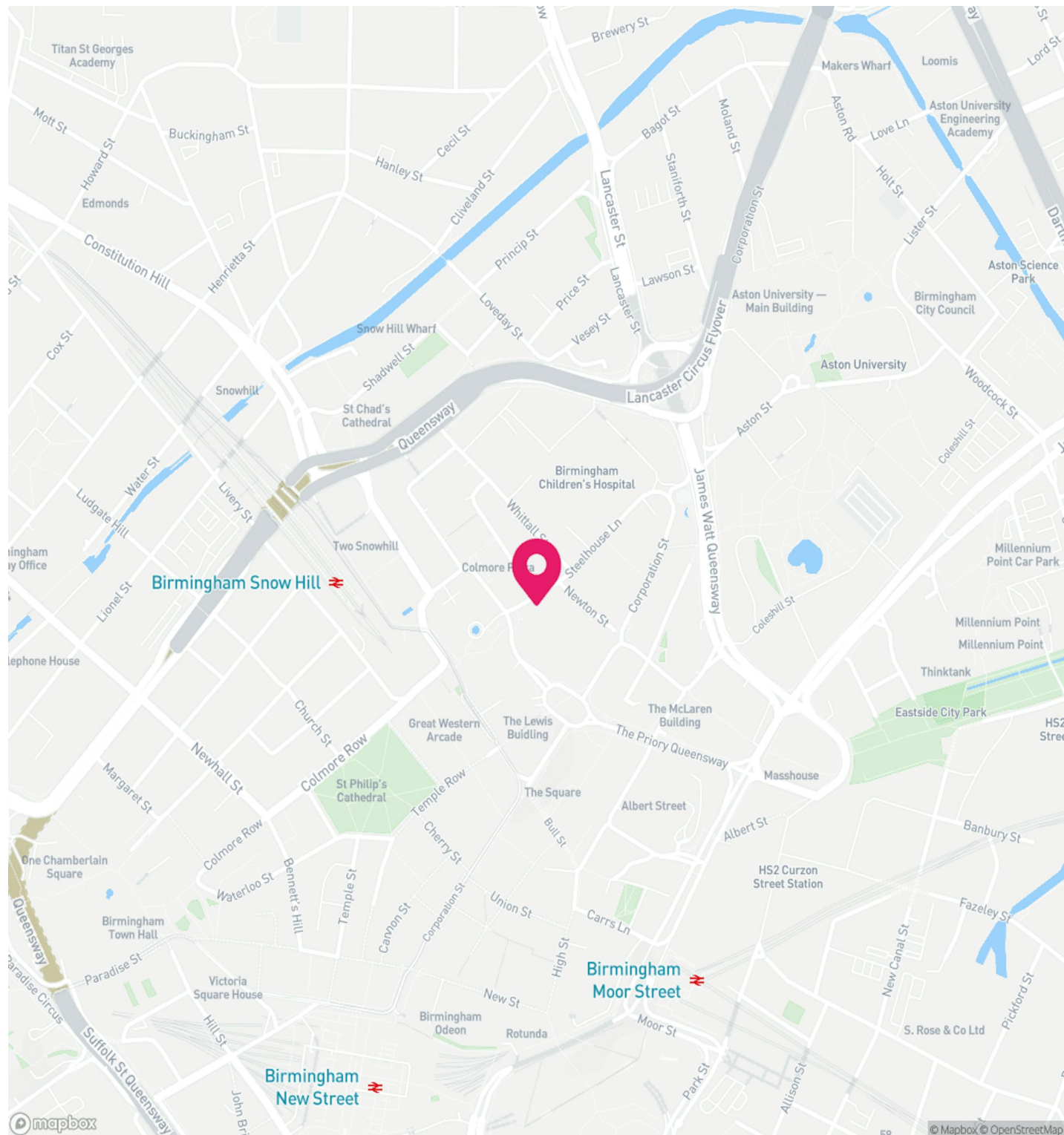
LOCATION

The property is situated on Steelhouse Lane in the heart of Birmingham City Centre, a highly accessible and established commercial location. It lies within a short walking distance of Colmore Business District, the city's prime professional and office core, as well as the main retail and leisure amenities of the city centre.

Excellent public transport connections are available nearby, with Snow Hill Station and the Midland Metro tram stop just a few minutes' walk, providing direct links across the city and to the wider region. New Street Station is also within easy reach, offering national rail connections.

The property occupies a prominent position close to key city landmarks including Birmingham Children's Hospital and the Birmingham Law Courts, making it an attractive location for occupiers seeking proximity to medical, legal, and professional services. In addition, the area benefits from strong footfall generated by nearby offices, educational institutions, and the wider city centre.

This highly visible and well-connected location makes Steelhouse Lane an ideal setting for a variety of commercial uses.



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.

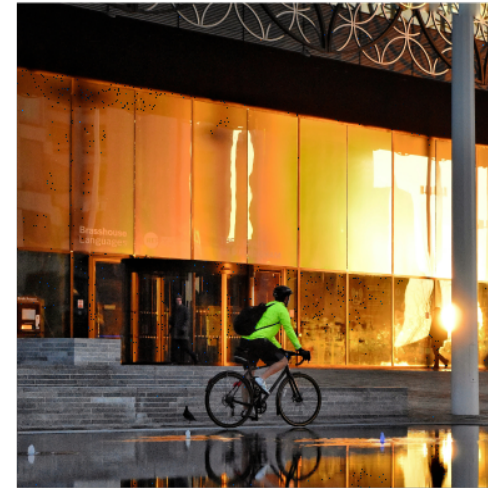
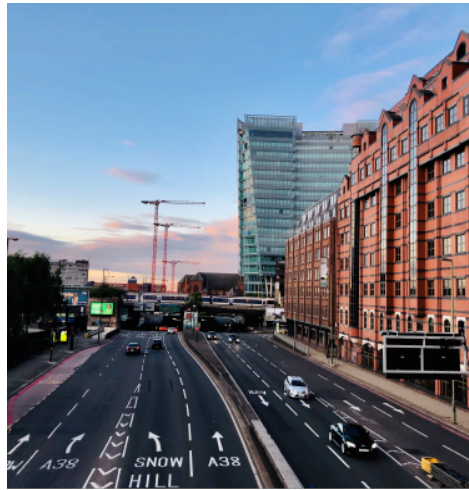
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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
Unit - Ground Floor Unit A	290	26.94	Available
Unit - Ground Floor Unit B	936	86.96	Available
Unit - Ground Floor Unit C	1,033	95.97	Available
Total	2,259	209.87	

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

Available Q2 2026

EPC

EPC exempt - Currently being constructed or undergoing major refurbishment

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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