

OFFICE | FOR SALE

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CARRIAGE HOUSE, LITTLE BROOM STREET, DIGBETH, BIRMINGHAM, B12 0EU

2,949 SQ FT (273.97 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Offices Premises with Secure Car Park

- Impressive Characterfull Office Building
 - Arranged Over Two Floors
 - Large Open Plan Atrium
 - Excellent Natural Light
 - Large Secure Car Park
 - Central Location
 - Freehold - £450,000
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DESCRIPTION

The property comprises a detached former industrial building which has been sympathetically converted to provide characterful office accommodation whilst retaining many of its original industrial features.

The accommodation is entered via a spacious and welcoming reception area incorporating a tiled floor finish and reception desk, creating an excellent first impression for visitors. The ground floor further provides a meeting room together with several ancillary storage rooms, kitchen facilities and welfare accommodation. The first floor comprises a predominantly open-plan, L-shaped office area with a single partitioned office/meeting room situated to one side. The offices have been fitted out to a good specification and benefit from carpeted flooring, feature lighting, power and data cabling throughout.

A particular feature of the property is its industrial aesthetic, with exposed steel trusses and character features retained throughout the accommodation, creating an attractive and distinctive working environment.

The building further benefits from a metal-clad roof incorporating translucent roof lights, providing excellent levels of natural light.

Externally, the property benefits from a secure gated car park accessed directly from Little Broom Street, providing valuable on-site parking for a number of vehicles.



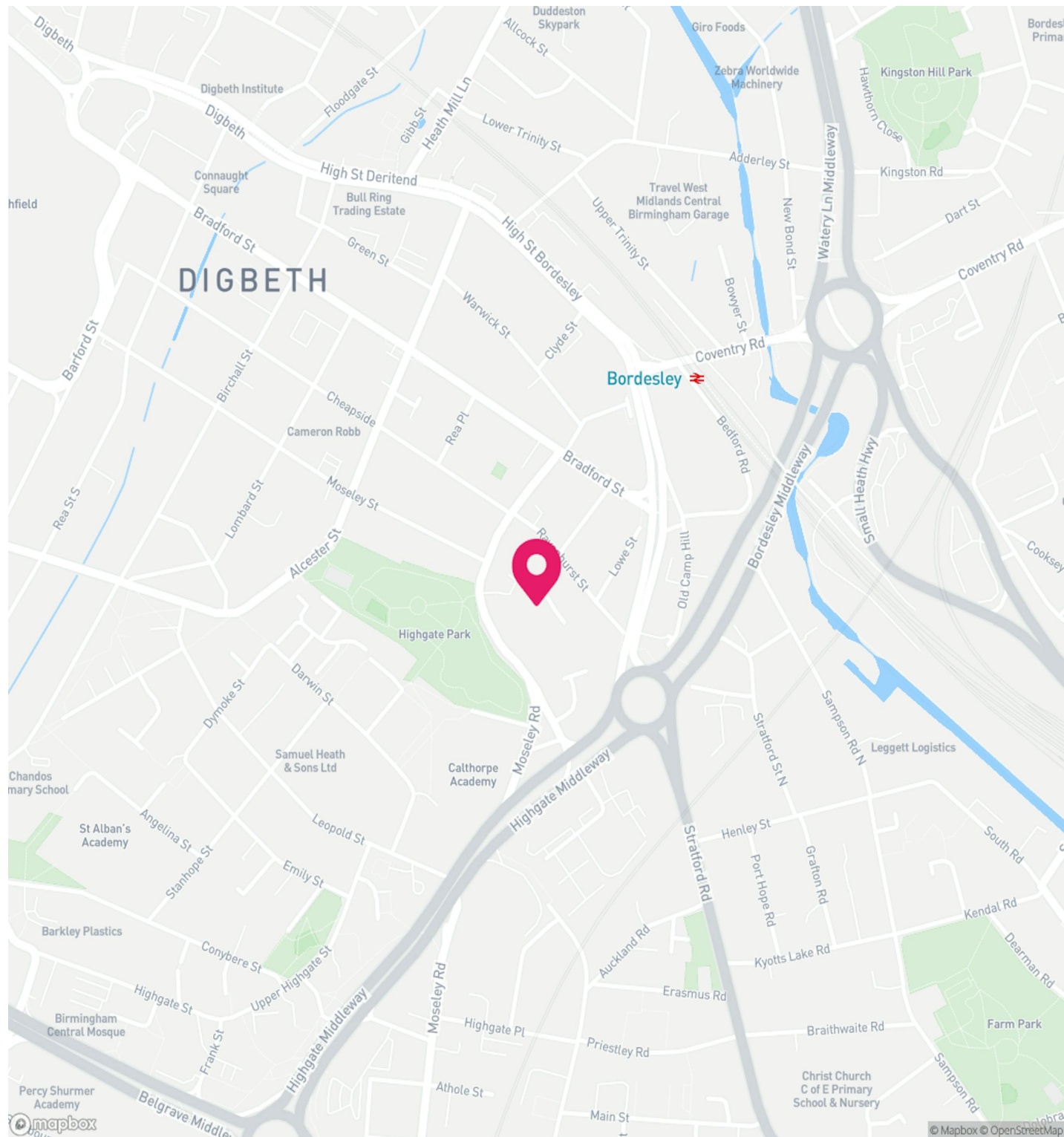
LOCATION

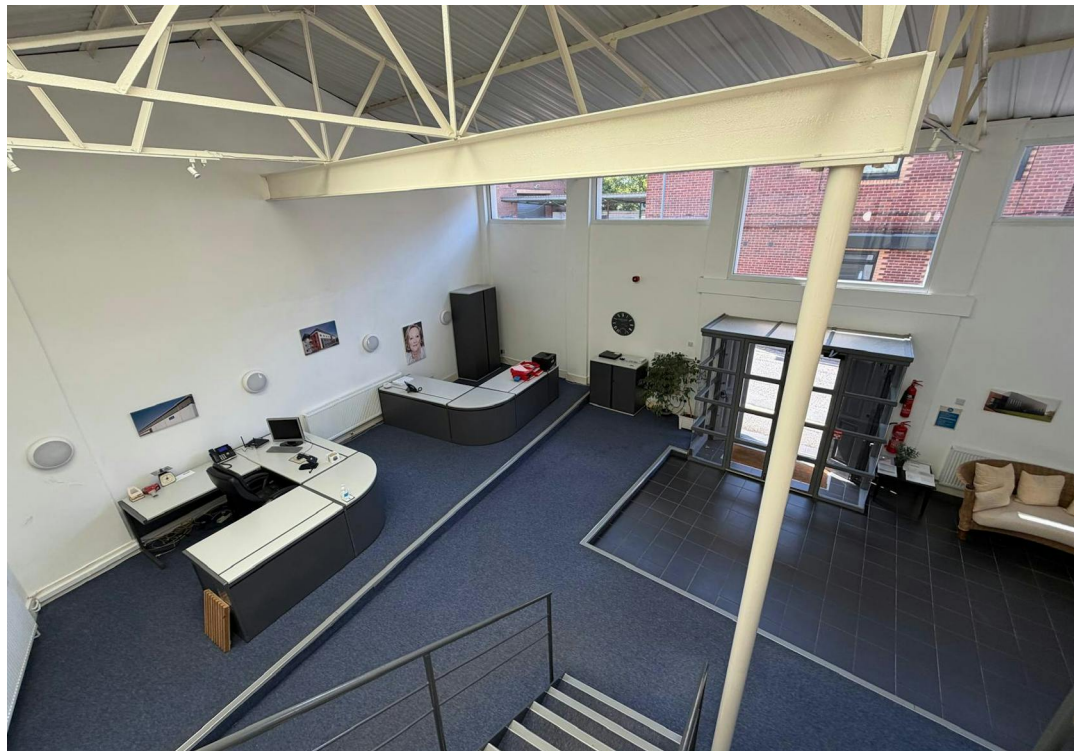
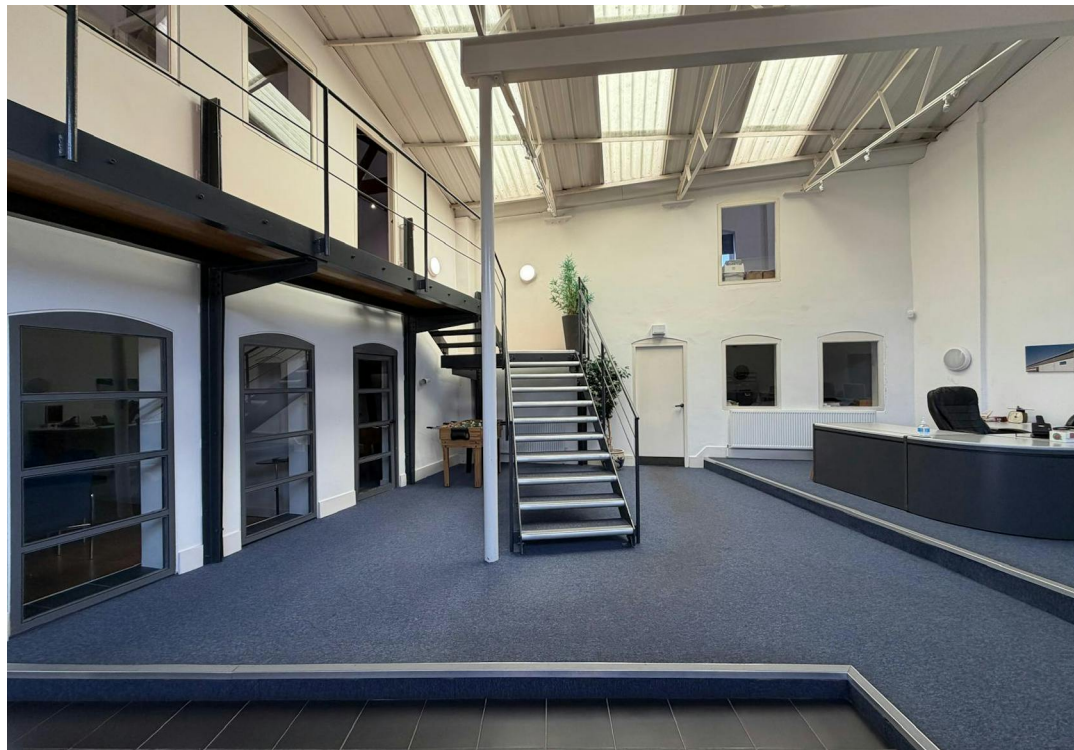
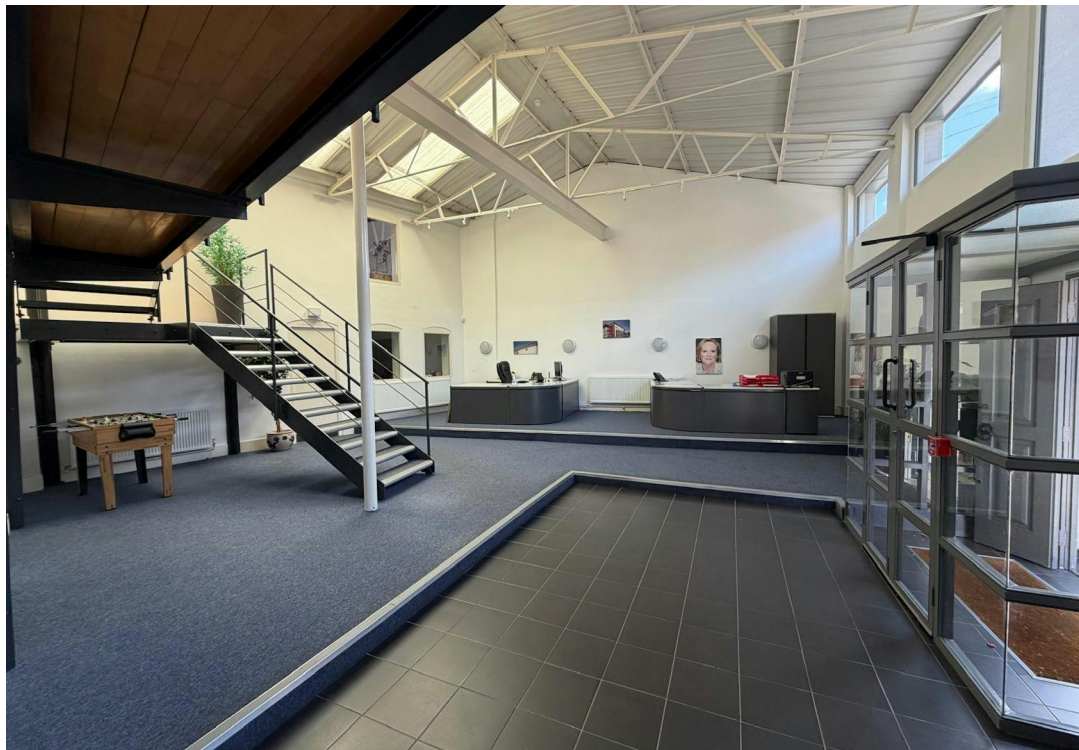
The property occupies a prominent position on Little Broom Street within the established Digbeth district of Birmingham, one of the city's most vibrant and rapidly evolving commercial and creative quarters.

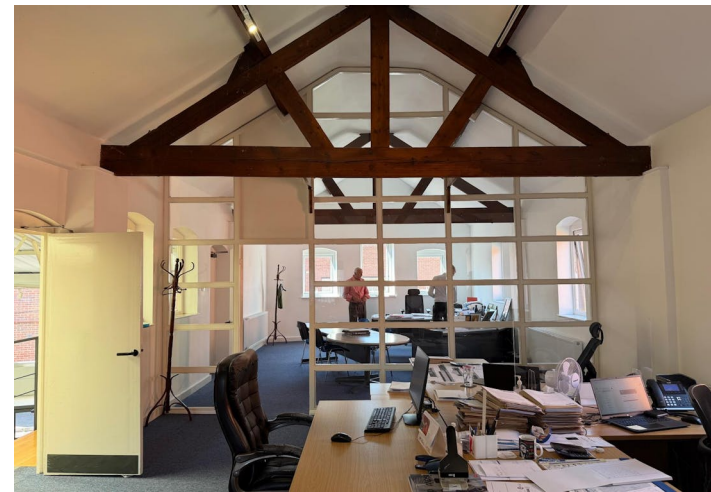
Digbeth has undergone significant regeneration in recent years and is widely regarded as Birmingham's principal destination for creative, technology, media and professional businesses.

The property is situated approximately 1 mile south-east of Birmingham City Centre, providing convenient access to the city's extensive retail, leisure and business amenities. The location is set to benefit further from the nearby HS2 Curzon Street Station, which is currently under construction and forms a key component of the wider regeneration of the Eastside and Digbeth areas.

Excellent transport links are available with easy access to the A4540 Middleway ring road, which in turn provides connections to the A38(M), M6, M42 and the wider motorway network. Birmingham New Street, Birmingham Moor Street and Birmingham Snow Hill railway stations are all within easy reach, whilst numerous bus routes serve the surrounding area.







AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor Office	1,852	172.06	Available
1st - First Floor Office	1,097	101.91	Available
Total	2,949	273.97	

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

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.

VAT

To be confirmed

TENURE

Freehold

AVAILABILITY

The property is available immediately upon completion of legal formalities.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

LEGAL FEES

Each party to bear their own costs

PRICE

£450,000

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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