

OFFICE | TO LET

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OFFICE 3, 50-54 ST PAUL'S SQUARE, BIRMINGHAM, B3 1QS

285 SQ FT (26.48 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern, Characterful Office Suite on St Paul's Square with Private Facilities, Generous Natural Light, on All Inclusive Flexible Terms

- Recently Refurbished
 - Character Features Throughout
 - Full-height Glazed Windows
 - Private Kitchen and WC Facilities
 - Option to Include Furniture
 - Access to Bookable Boardroom
 - All-Inclusive Rental
 - Flexible Terms Available
-



DESCRIPTION

The property comprises a modern office suite which has been recently refurbished to a high standard.

The accommodation retains many original character features, including high ceilings, exposed brickwork and full-height glazed casement windows providing excellent levels of natural light throughout.

The space is carpeted and benefits from feature downlighting, electric heating and perimeter power points.

The office can be offered furnished with four workstations and chairs, if required.

Additional features include a private kitchen and WC, together with access to a bookable boardroom on the floor.

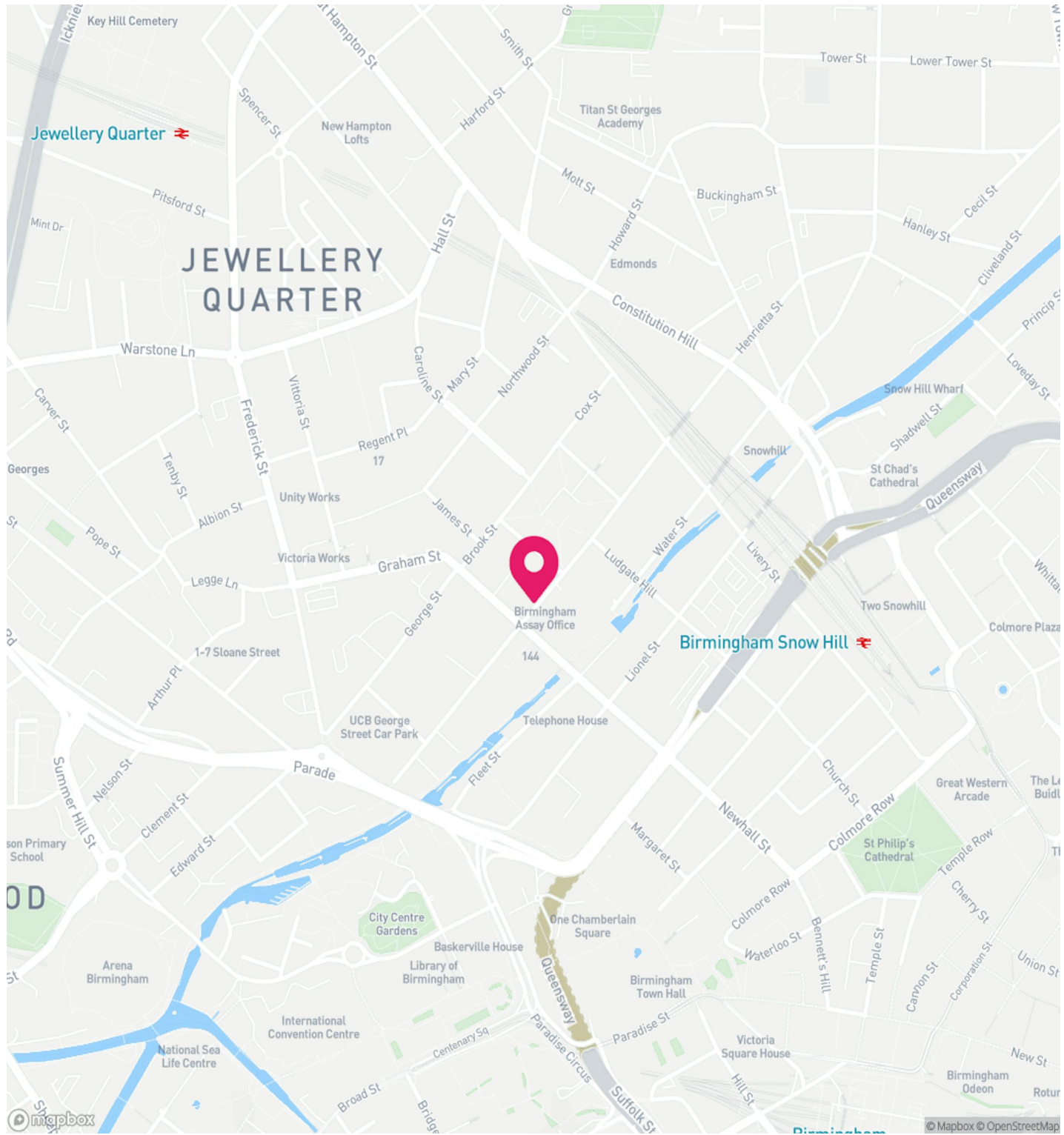


LOCATION

The property is prominently situated on St Paul's Square, in the heart of Birmingham's historic and vibrant Jewellery Quarter.

St Paul's Square lies just west of Ludgate Hill, which connects directly to Great Charles Street Queensway, providing convenient access to the City Centre ring road and the A38(M) Aston Expressway, linking with Junction 6 of the M6 approximately two miles away.

Snow Hill and New Street railway stations are both within walking distance, with several local bus routes also serving the area.



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.

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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.

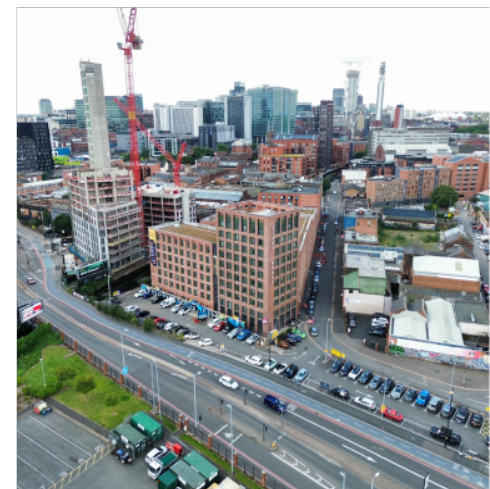
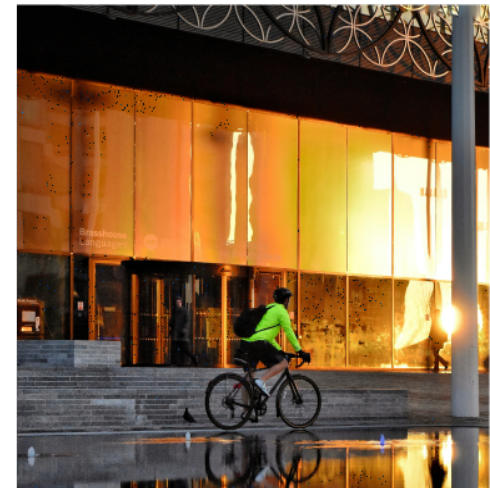
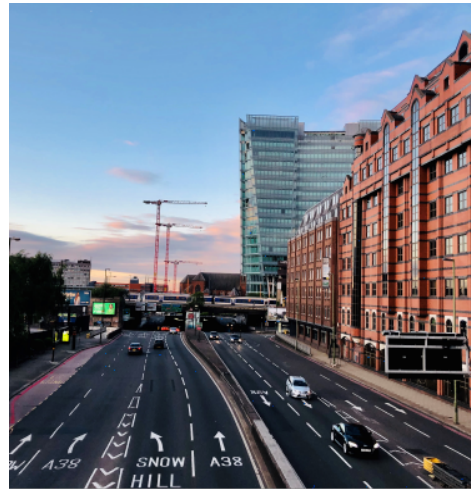
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!





ALL INCLUSIVE TERMS

- Rental
- Service Charge
- Business Rates
- Building Insurance
- Utilities – Electric and Water
- Cleaning of Communal Areas
- Use of the Boardroom (via prior appointment)

RENTAL/TERMS

The suite is available to let on an all inclusive basis at £700 per calendar month plus VAT, by way of a licence agreement, with the term to be agreed.

More flexible arrangements may be considered, subject to negotiation.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate available upon request from the agent.

LEGAL COSTS

An easy-to-understand licence will be provided free of charge by the landlord.

AVAILABILITY

The property is immediately available following completion of legal formalities.

VIEWINGS

Viewings are strictly via prior appointment via the sole agent Siddall Jones.

LEASE

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

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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