

OFFICE | TO LET

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8 THE WHARF, 16 BRIDGE STREET, BIRMINGHAM, B1 2JS

1,000 TO 3,000 SQ FT (92.90 TO 278.71 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Three Storey Office Building on Waterside
Development

- Suspended Ceiling with Inset Lighting
 - Carpet Flooring
 - Integral Kitchenette
 - On-site Car Parking
 - Central Location
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DESCRIPTION

The premises comprises a terraced building of traditional masonry construction, with pitched tiled roof over. The unit is split across ground, first, and second floor levels, all consisting of office accommodation.

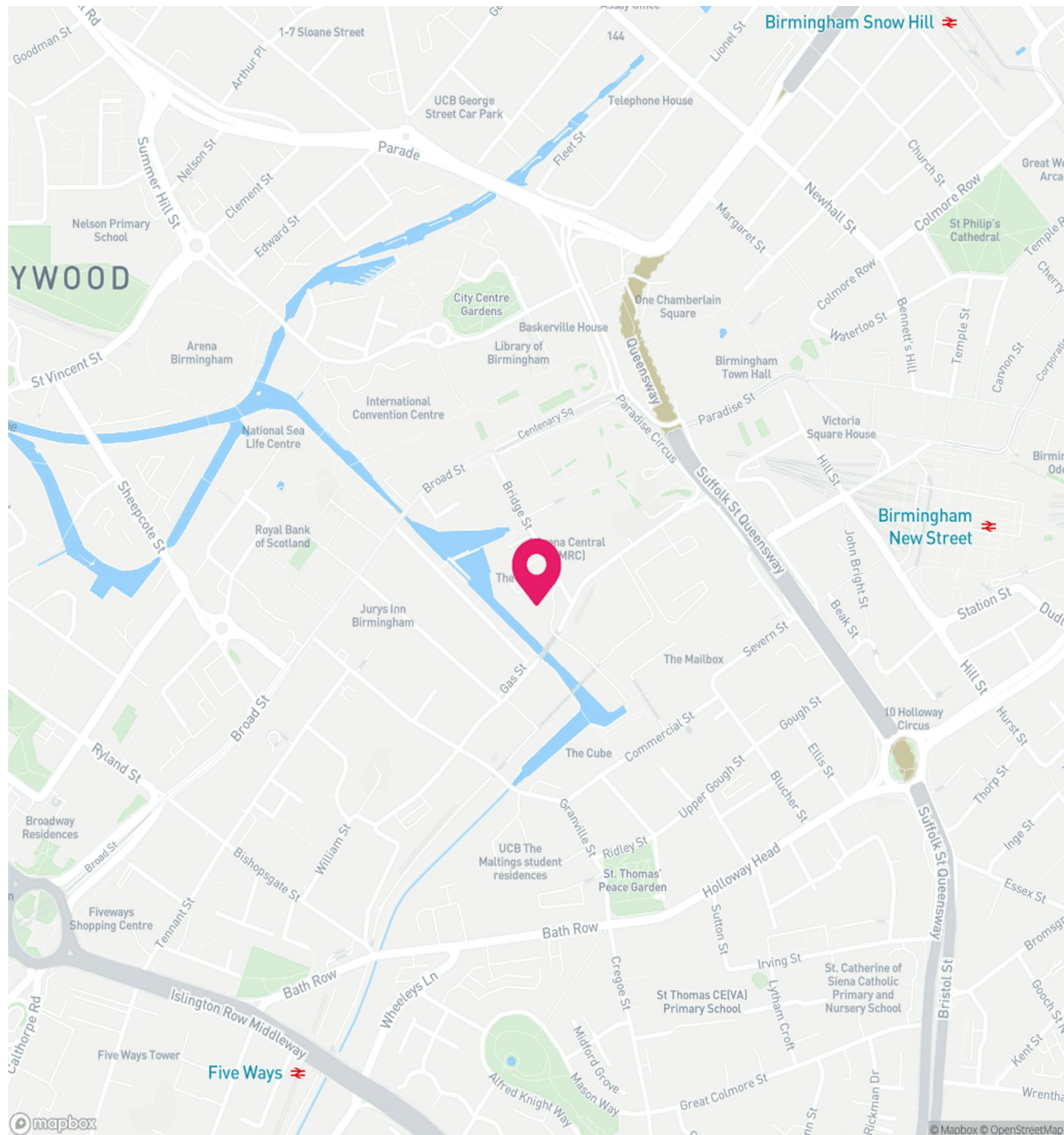
The space benefits from carpet flooring, suspended ceiling with inset lighting, both glazed and traditional wood partition rooms, and WC facilities to each floor.



LOCATION

The Wharf is a modern courtyard office development situated close to Birmingham city centre, adjacent to Gas Street Basin and close to the Hyatt Hotel, the Mailbox and Brindley Place.

The Wharf Development is accessed from Bridge Street, which connects to Broad Street, and benefits from regular bus and tram services as well as being within walking distance to New Street Station and Snow Hill Station.



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.

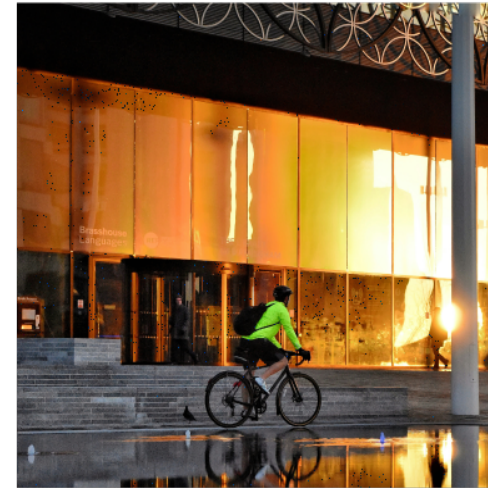
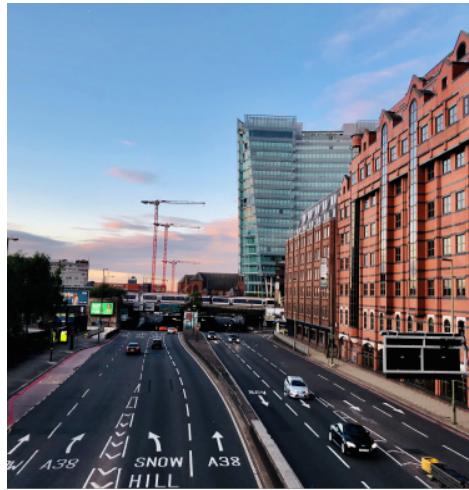
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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
Ground	1,000	92.90	Available
1st	1,000	92.90	Available
2nd	1,000	92.90	Available
Total	3,000	278.70	

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.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

SERVICE CHARGE

£2,902.92 per annum

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

RENT

£10,000 - £30,000 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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