

OFFICE | TO LET

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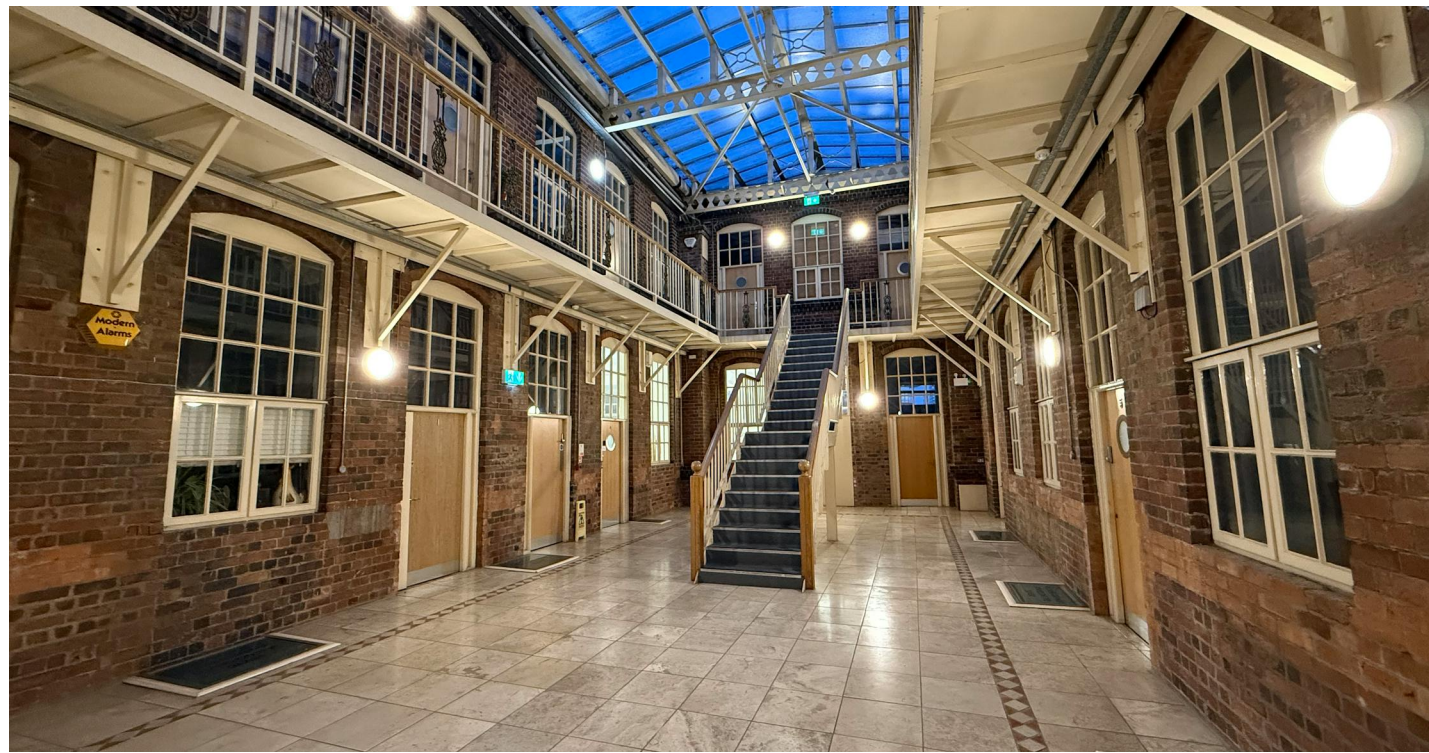
SUITE 5, NEWHALL PLACE, 16-17 NEWHALL HILL, BIRMINGHAM, B1 3JH

1,091 SQ FT (101.36 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Characterful Georgian Office Suite with Flexible Lease Terms and Excellent Transport Links - Small Business Rates Relief

- Qualifies for Small Business Rates Relief
 - Character Office
 - Jewellery Quarter Location
 - On-Street Parking Available
 - Self Contained
 - Private Kitchen & WC
-



DESCRIPTION

This attractive Georgian office suite offers high quality accommodation whilst retaining a wealth of original period features and character.

The available suite is situated on the ground floor and is arranged across two interconnecting rooms. Benefiting from two separate access points, the layout is well suited to occupiers requiring private meeting space, client-facing areas, or the ability for separate teams to operate independently with minimal disruption to the main office environment.

A fitted kitchen and WC facilities are accessed directly from the suite, providing a practical and self-contained working environment.

Additional specification includes LED lighting, electric heating, painted emulsion walls, and integrated power and data cabling throughout.



LOCATION

The property is prominently situated on Newhall Hill in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The premises are located within close proximity to the attractive St Paul's Square and approximately half a mile from Brindleyplace and Birmingham City Centre.

The surrounding area is exceptionally well connected, with both the West Midlands Metro and mainline rail services available from Jewellery Quarter Station and Snow Hill Station, alongside frequent bus routes operating nearby.



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.

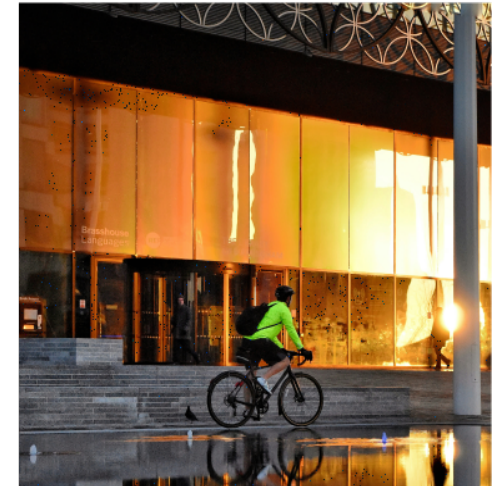
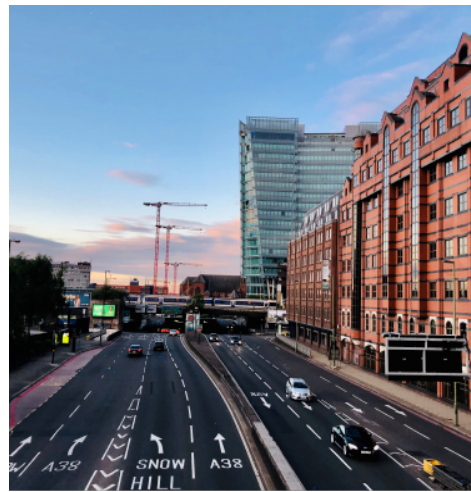
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!



SERVICE CHARGE

A service charge is levied in respect of the upkeep, maintenance and management of the communal areas, together with buildings insurance, waste disposal, fire alarm maintenance and other associated services.

BUSINESS RATES

The property has a current Rateable Value (from 1st April 2026 to present) of £12,750.

Subject to eligibility, qualifying occupiers may benefit from Small Business Rates Relief, potentially resulting in reduced business rates liability.

VAT

We understand that the property has consent under Use Class E (Commercial, Business and Service).

PLANNING USE

We understand that the property has consent under Use Class E (Commercial, Business and Service).

LEGAL COSTS

Each party are to be responsible for their own legal and surveyor's fees incurred during this transaction.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

RENT

£8,728 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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