

OFFICE | TO LET

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SECOND FLOOR, 10 THE WHARF, BRIDGE STREET, BIRMINGHAM, B1 2JS

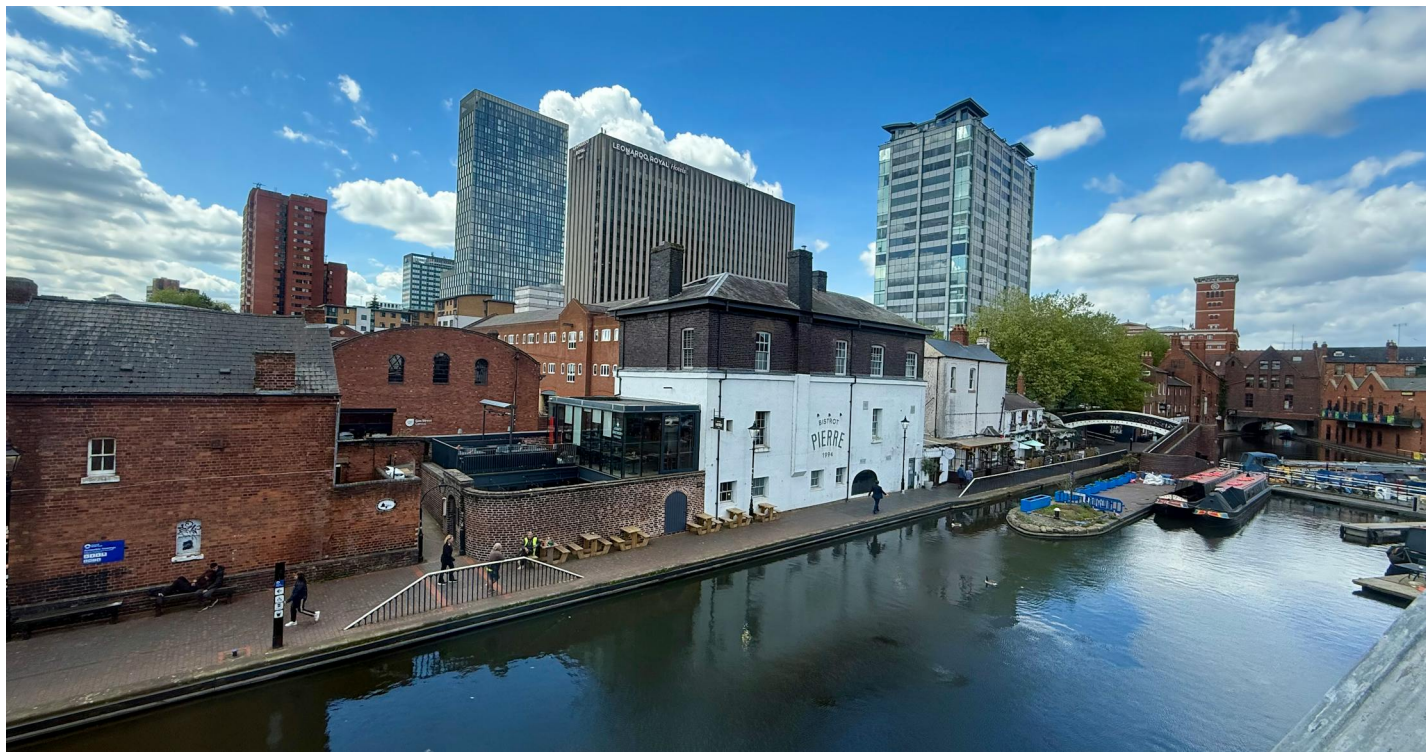
900 SQ FT (83.61 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Modern Courtyard Offices Adjacent To Gas Street Basin, Within Walking Distance Of The Mailbox, Brindleyplace And New Street Station

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- Modern Courtyard Office Development
  - Adjacent To Gas Street Basin
  - Close To The Mailbox And Brindleyplace
  - Easy Access Via Bridge Street And Broad Street
  - Excellent Bus And Tram Connections
  - Walking Distance To New Street, Five Ways and Snow Hill Stations
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## DESCRIPTION

The premises comprise a terraced building of traditional masonry construction beneath a pitched tiled roof. The property is arranged over ground, first and second floor levels, providing office accommodation throughout.

The available suite is situated on the second floor and benefits from a large and welcoming reception area, carpeted flooring, suspended ceilings with inset LED lighting, double glazed windows, two spacious meeting/board rooms, a private kitchen, and WC facilities on each floor.

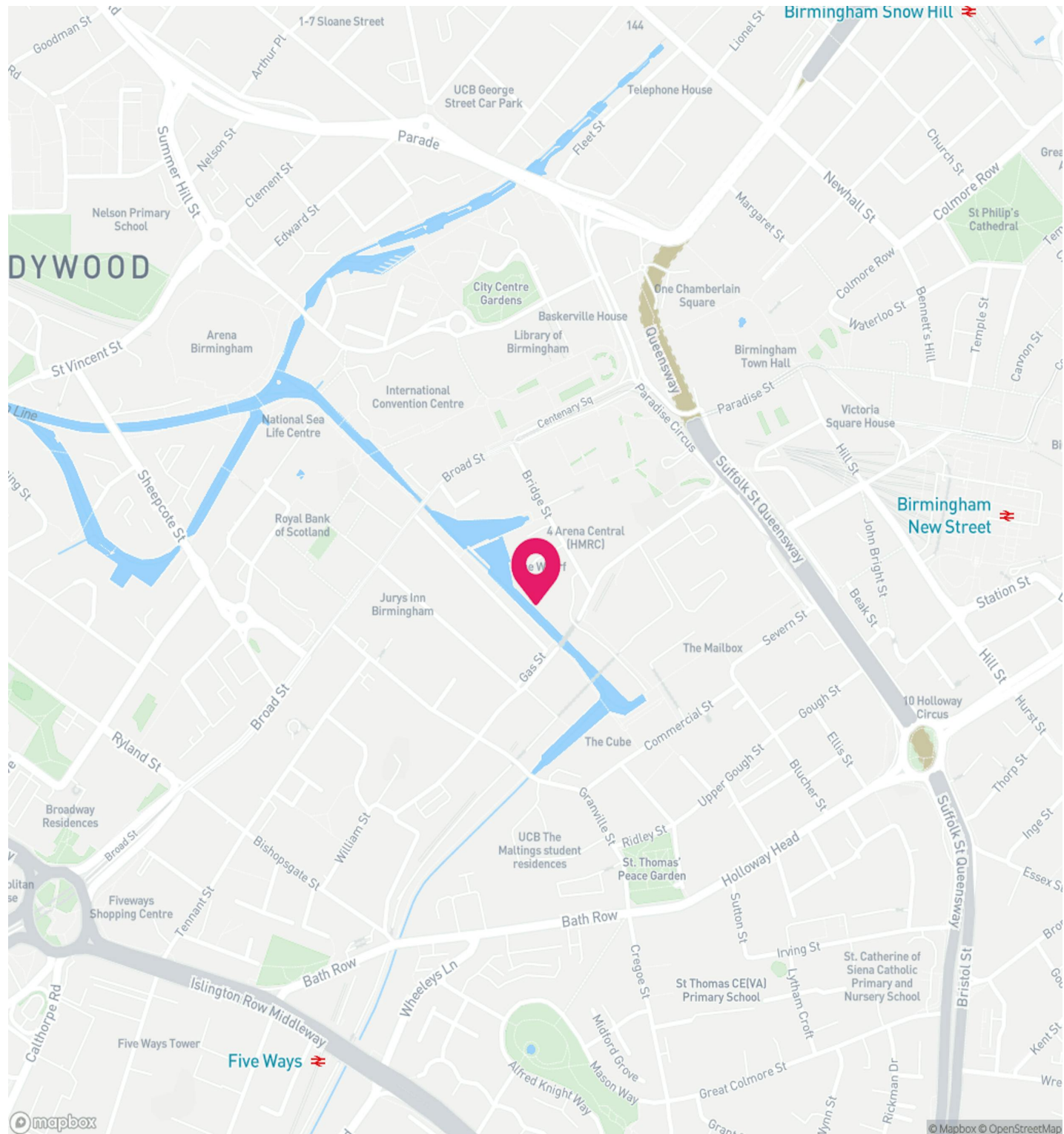
The Tenant will also benefit from one allocated car parking space within the estate.



## LOCATION

The Wharf is a modern courtyard office development located in close proximity to Birmingham city centre, adjacent to Gas Street Basin and within walking distance of the Hyatt Hotel, The Mailbox and Brindleyplace.

The development is accessed via Bridge Street, which connects directly to Broad Street, and benefits from excellent public transport links including regular bus and tram services. Birmingham New Street Station and Snow Hill Station are also both within easy walking distance, providing convenient rail connectivity across the region and beyond.



## 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.

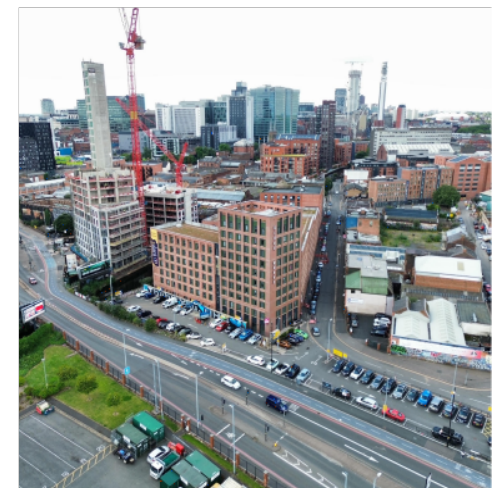
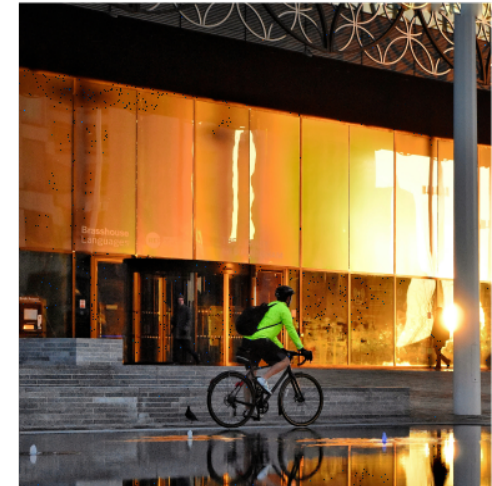
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

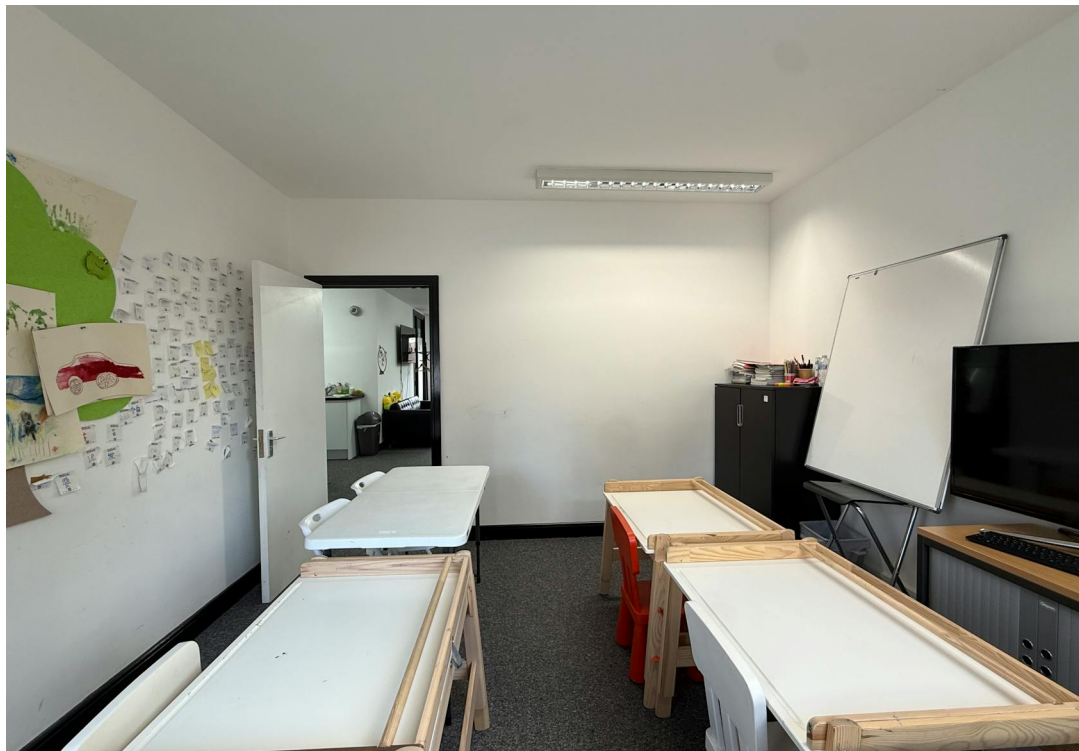
**Central location, global reach:** A strategic location offers quick train connections:

- 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!





## TERMS

The property is available on a new lease with length to be agreed at £12,000 (exclusive) per annum.

## SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of communal areas.

## VAT

All prices quoted are exclusive of VAT which we understand is payable.

## LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## 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.

## VIEWINGS

Strictly via prior appointment.

## 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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# SIDDALL JONES

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[SIDDALLJONES.COM](https://www.siddalljones.com)