

OFFICE, SERVICED OFFICE | TO LET

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CHELTENHAM HOUSE, 14-16 TEMPLE STREET, BIRMINGHAM, B2 5BG  
129 TO 4,398 SQ FT (11.98 TO 408.59 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

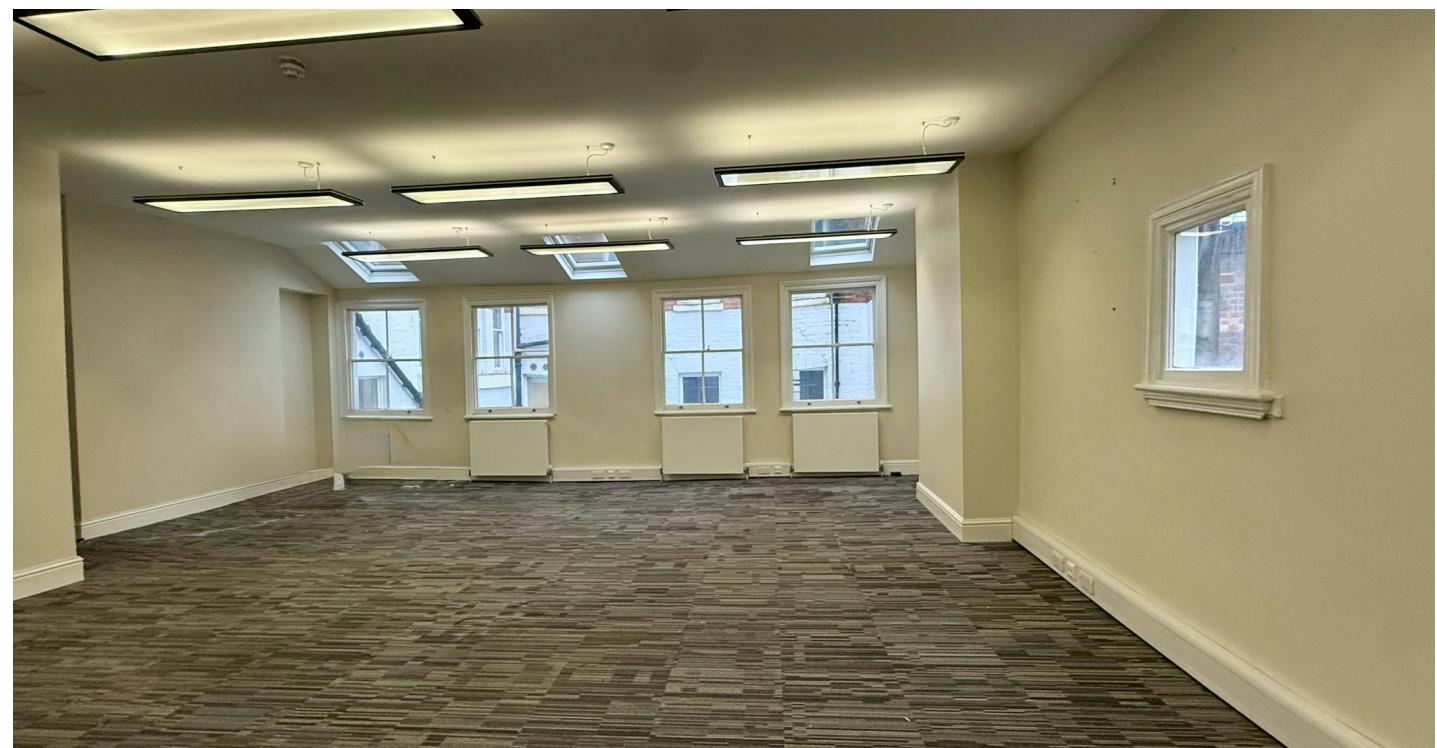
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High Quality Refurbished Office Building in the Heart of Birmingham City Centre

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- LG7 Lighting
- CAT6 Cabling
- Centrally Heated
- Entry Phone System
- New WC's & Kitchen to Each Floor
- New Passenger Lift Serving All Floors
- Remodeled Modern Reception Including LED Lighting & Tiled Flooring
- 24/7 Access

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## DESCRIPTION

Cheltenham House occupies a prime position in the heart of Birmingham City Centre and comprises a striking period building arranged over four floors.

The property has undergone a comprehensive refurbishment to create high quality office accommodation, delivering stylish, period-inspired, self-contained suites. The design sensitively retains the building's original character while providing modern, efficient workspace suited to today's occupiers.

Accommodation is available as individual suites or combined rooms, offering flexibility to suit a range of business requirements. Suites are available from 247 sq ft upwards and are well suited to professional occupiers, creative businesses, and growing companies seeking a central, characterful office environment.

Each floor benefits from two well-appointed kitchens and two WC facilities, making the accommodation largely self-contained. The offices have been refurbished to a high standard throughout and typically include quality carpet flooring, drop-down LED feature lighting, central heating, perimeter power with data points, freshly decorated neutral walls, and intercom access linked to the main entrance.

Cheltenham House provides an attractive blend of period elegance and contemporary specification in a highly accessible city centre location, close to Birmingham's business, retail, leisure, and public transport amenities.

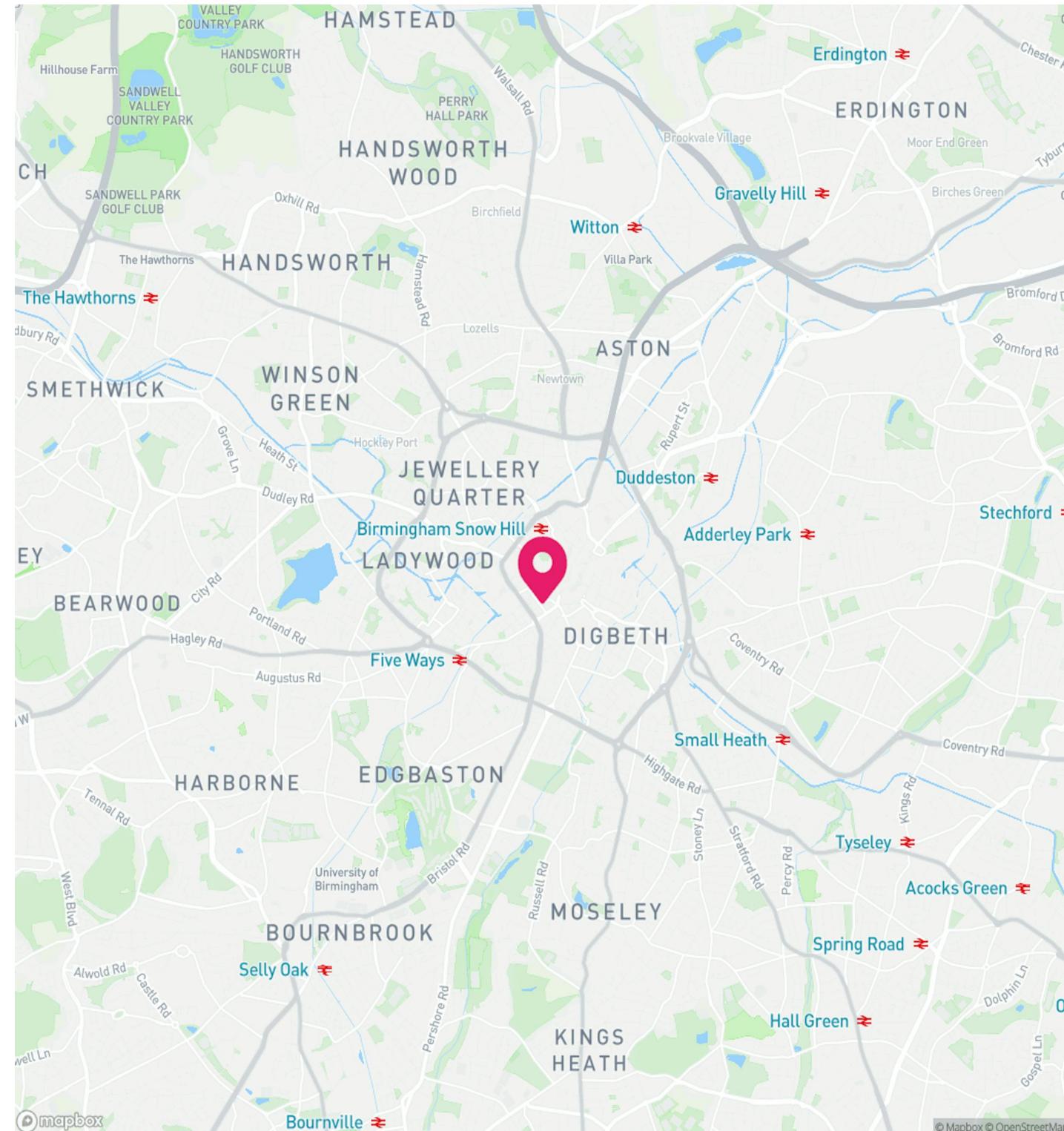


## LOCATION

Cheltenham House is prominently located in a highly visible position on Temple Street, in the very heart of Birmingham City Centre. The property sits between the established professional and business core to the north, around Colmore Row, and the prime retail and leisure offering of New Street to the south, making it an exceptionally well-positioned city centre office location.

Public transport connectivity is excellent. Birmingham New Street Station is only a short walk, providing direct national rail connections and making the building highly accessible for staff and visitors alike. In addition, Birmingham Snow Hill Station is also within close proximity, offering further regional rail and metro services. The West Midlands Metro is located nearby, with stops within easy walking distance, enhancing connectivity across the wider city centre and beyond. Numerous bus services also operate within approximately 100 metres of the property, ensuring excellent accessibility by public transport.

The surrounding area benefits from a strong and diverse leisure and amenity offering. A wide selection of cafés, bars, restaurants, gyms, and convenience retail are all within immediate walking distance, providing excellent facilities for occupiers.



## 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.

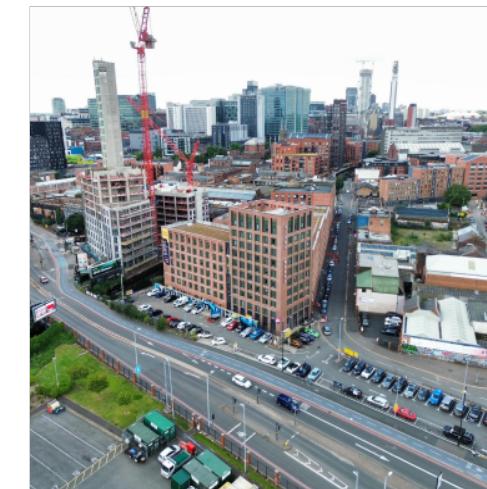
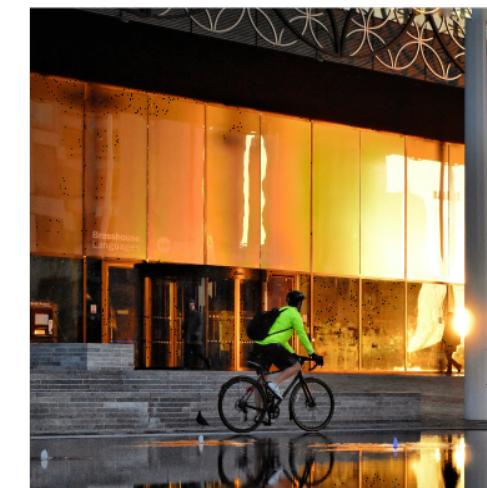
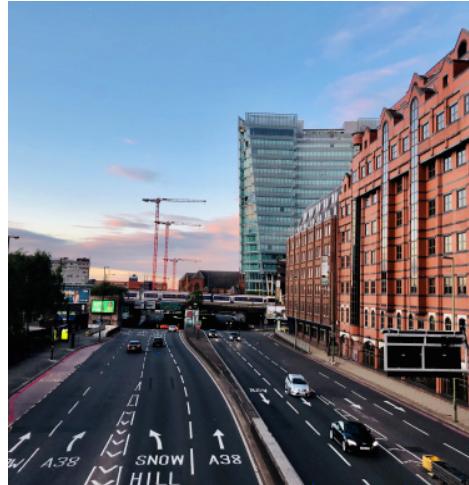
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

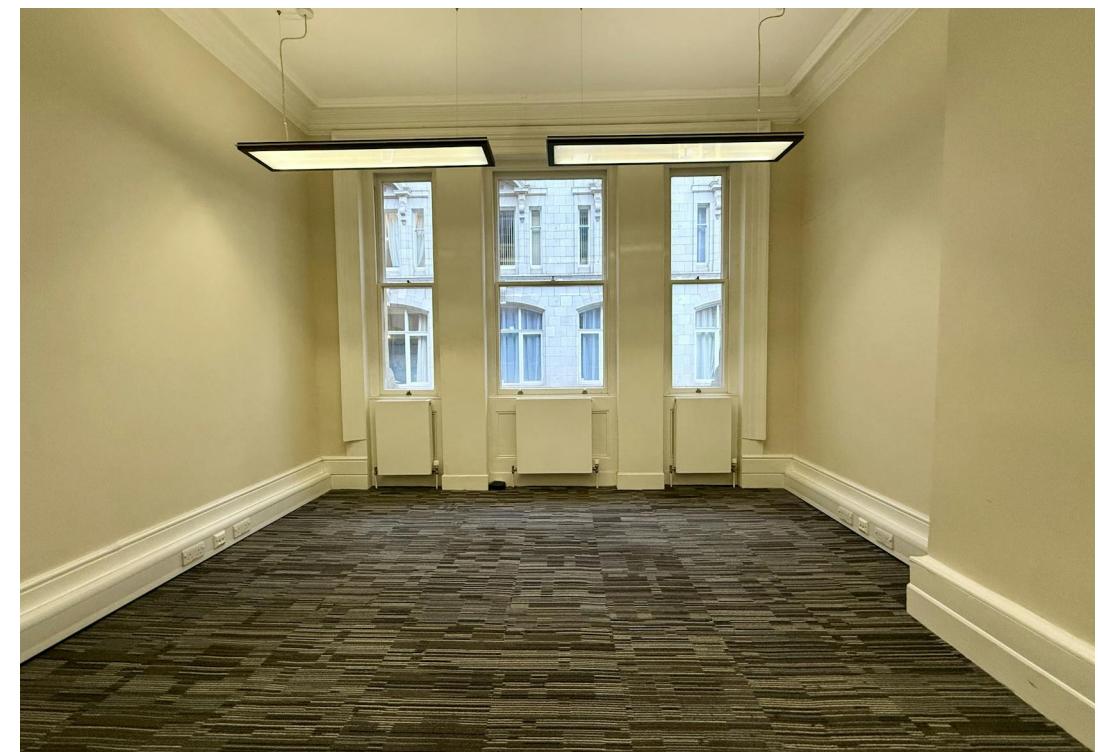
**Central location, global reach:** A strategic location offers quick train connections:

- 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

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Rent</b>	<b>Service Charge (sq ft)</b>	<b>Availability</b>
1st - 101	549	51	£19.50 /sq ft	£8.67	Available
1st - 102	258	23.97	£19.50 /sq ft	£8.67	Available
1st - 103	516	47.94	£19.50 /sq ft	£8.67	Available
1st - 105	247	22.95	£19.50 /sq ft	£8.67	Available
1st - 106	129	11.98	£19.50 /sq ft	£8.67	Available
1st - 107	699	64.94	£19.50 /sq ft	£8.67	Available
1st - 108	710	65.96	£19.50 /sq ft	£8.67	Available
2nd - 204	247	22.95	£19.50 /sq ft	£8.67	Available
3rd - 301	538	49.98	£19.50 /sq ft	£8.67	Available
3rd - 302	247	22.95	£19.50 /sq ft	£8.67	Available
3rd - 303	258	23.97	£19.50 /sq ft	£8.67	Available
3rd - 304	247	22.95	£19.50 /sq ft	£8.67	Available
3rd - 305	247	22.95	£19.50 /sq ft	£8.67	Available

Name	sq ft	sq m	Rent	Service Charge (sq ft)	Availability
3rd - 306	204	18.95	£19.50 /sq ft	£8.67	Available
<b>Total</b>	<b>5,096</b>	<b>473.44</b>		<b>£8.67</b>	

## 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.

## SERVICE CHARGE

£8.67 per sq ft

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## LEASE

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

## RENT

£19.50 per sq ft

## EPC

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## 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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