

OFFICE | TO LET

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GROUND FLOOR, NUVO HOUSE, AUSTIN WAY, BIRMINGHAM, B42 1DU

1,160 SQ FT (107.77 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Office Available To Let -
Warehouse/Storage Space Available via
Separate Negotiation

- Ground Floor Office
 - Flexible Lease Terms
 - Option to Rent Storage/Warehouse Space
 - Established Business Estate
-



DESCRIPTION

Nuvo House is located on Austin Way, within the well-established Hamstead Industrial Estate. The ground floor office suite is accessed via a dedicated entrance from Austin Way and offers an open-plan layout that has been recently refurbished including carpet covered flooring, suspended ceilings, LED lighting, and perimeter trunking throughout.

In addition to the main office area, the suite includes two separate meeting rooms and a former safe room, providing flexible space for a range of uses. A private kitchen area is included within the suite, while WC facilities are shared and located in the building's communal areas.

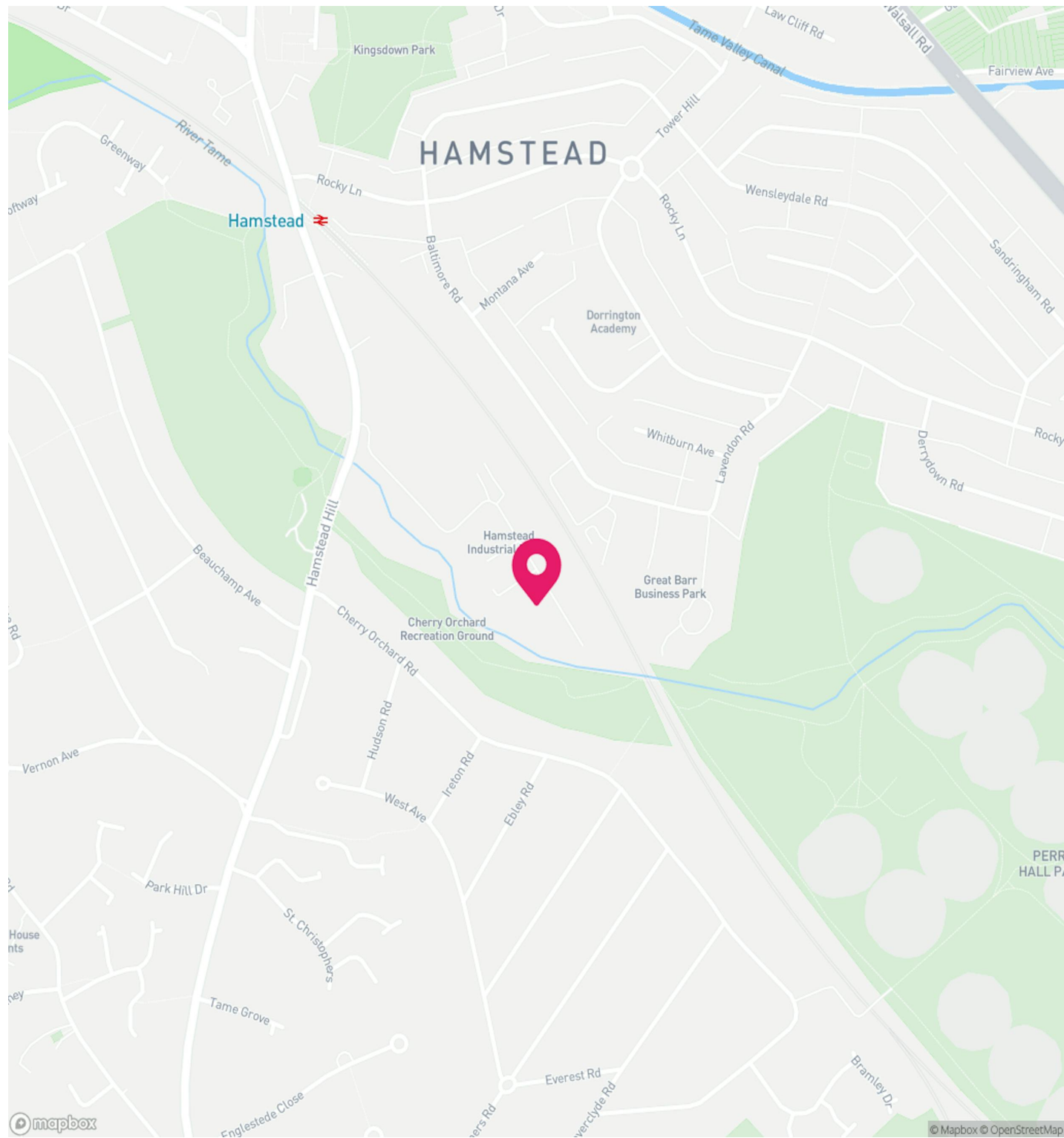
To the rear, a door from the office opens into an adjoining warehouse, offering rear loading access. A portion of this warehouse space may be made available by request and subject to separate negotiation.

On-site parking is available in and around the estate, providing convenient access for staff and visitors.



LOCATION

The property is located on Hamstead Industrial Estate, approximately 4 miles north of Birmingham City Centre, and benefits from excellent transport links. It is situated just 1.8 miles from Junction 7 of the M6, around 3 miles from Junction 1 of the M5, and approximately 4.6 miles from Junction 6 of the M6, accessed via the A38(M). This strategic location offers convenient access to the wider motorway network and Birmingham's central business district.



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.

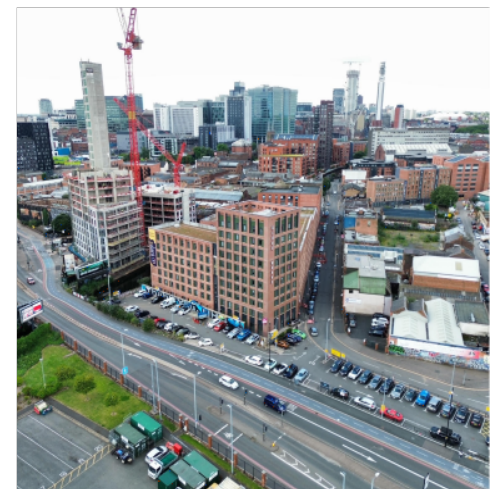
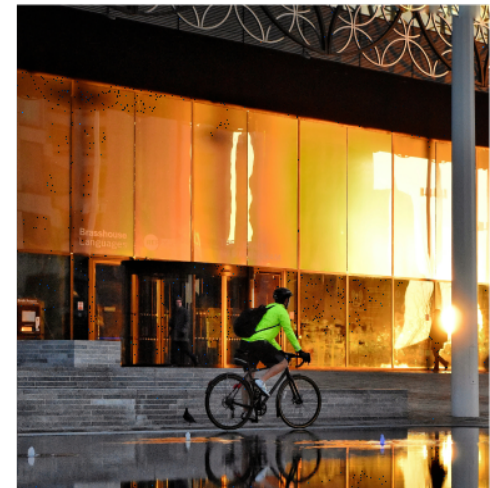
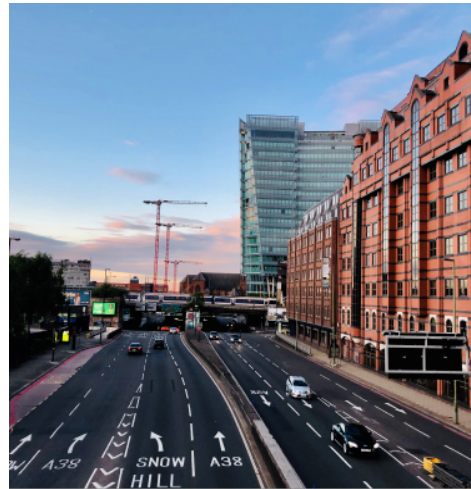
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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 a passing rental of £9,280 per annum (exclusive).

SERVICE CHARGE

A service charge is payable to cover the costs of utilities, business rates, buildings insurance, and the maintenance and upkeep of the building and 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.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWING

Strictly 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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The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 30/09/2025

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