OFFICE | TO LET

VIEW ONLINE



FIFTH FLOOR, NEW OXFORD HOUSE, WATERLOO STREET, BIRMINGHAM, B2 5UG

3,551 SQ FT (329.90 SQ M)

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Prestigious Refurbished Office Suite With Air Conditioning And Modern Facilities In Birmingham's Central Business District

- Prestigious Five-Storey Office Building
- Recently Refurbished Office Suite
- Prime Birmingham City Centre Location
- Air Conditioning
- Raised Access Flooring & LED Lighting
- Impressive Entrance & Communal Areas
- 24-Hour Access, Shower & Bike Storage
- Five Minutes' Walk From New Street Station





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DESCRIPTION

New Oxford House comprises a prestigious office building offering high-quality accommodation within an attractive professional environment.

The building boasts an impressive stone façade with period architectural detailing, complemented by a refurbished entrance and communal areas retaining much of its original character.

Accessed directly from Waterloo Street, the building benefits from a reception area featuring tiled flooring, a feature staircase and passenger lift, creating a welcoming setting suited to client-facing businesses.

The available fifth floor accommodation extends to approximately 3,551 ft² (329.90 m²) and has undergone extensive refurbishment, providing modern, high-quality office space.

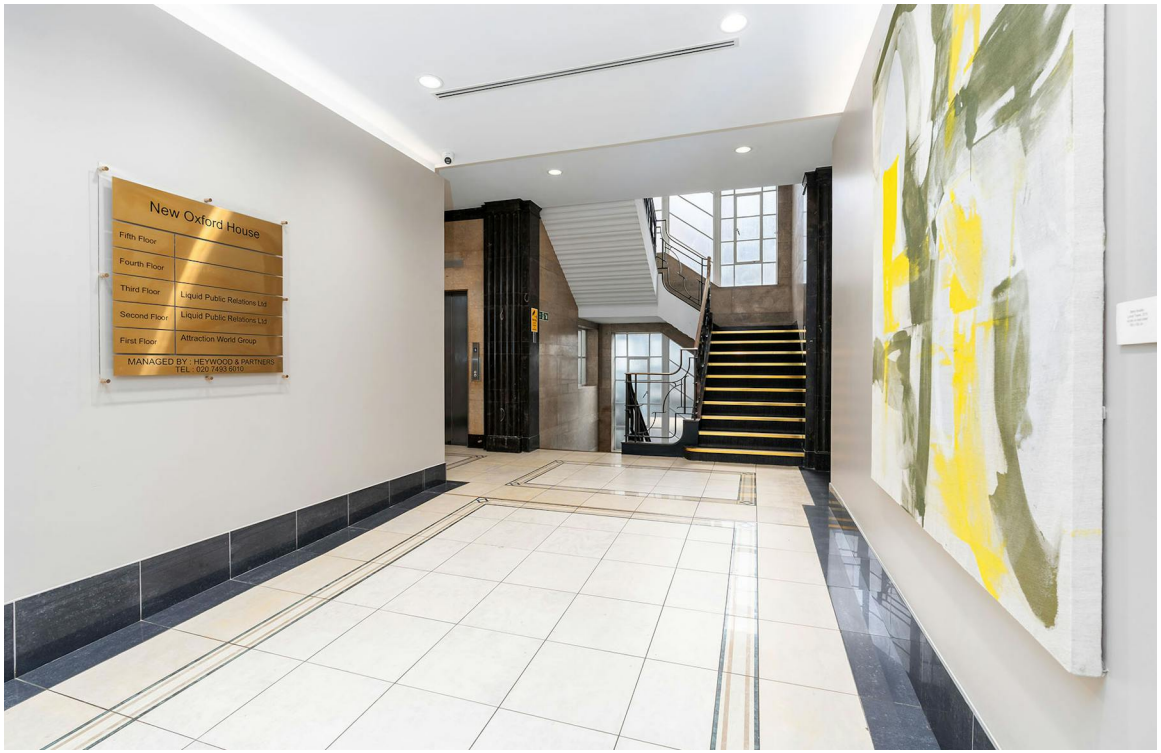
The predominantly open-plan accommodation benefits from excellent natural light, new carpeting, LED lighting, suspended ceilings, redecorated interiors and air conditioning.

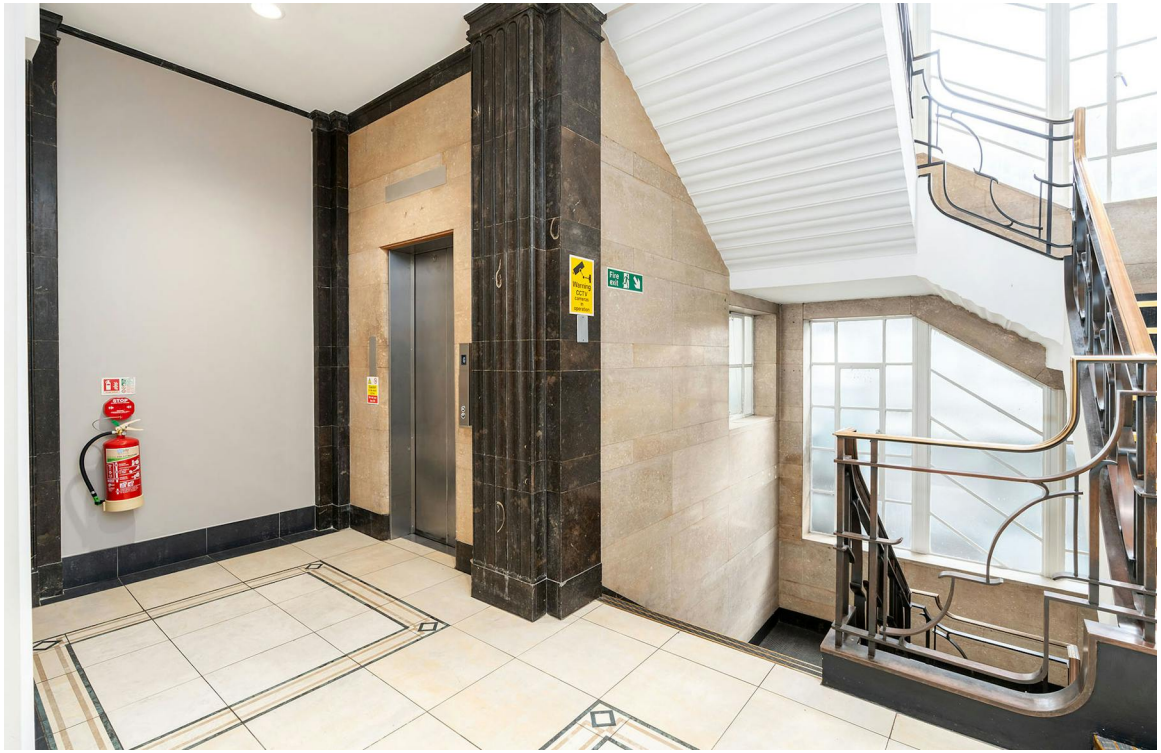
Raised access flooring with integrated floor boxes allows for flexible office layouts and convenient power and data distribution.

Occupiers benefit from 24-hour access, basement shower facilities and secure bicycle storage.

New Oxford House is also home to the acclaimed Michelin-starred restaurant Adam's, situated on the ground floor.

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LOCATION

New Oxford House occupies a prominent position on Waterloo Street, in the heart of Birmingham's thriving Central Business District, within easy walking distance of Colmore Row, New Street and Corporation Street.

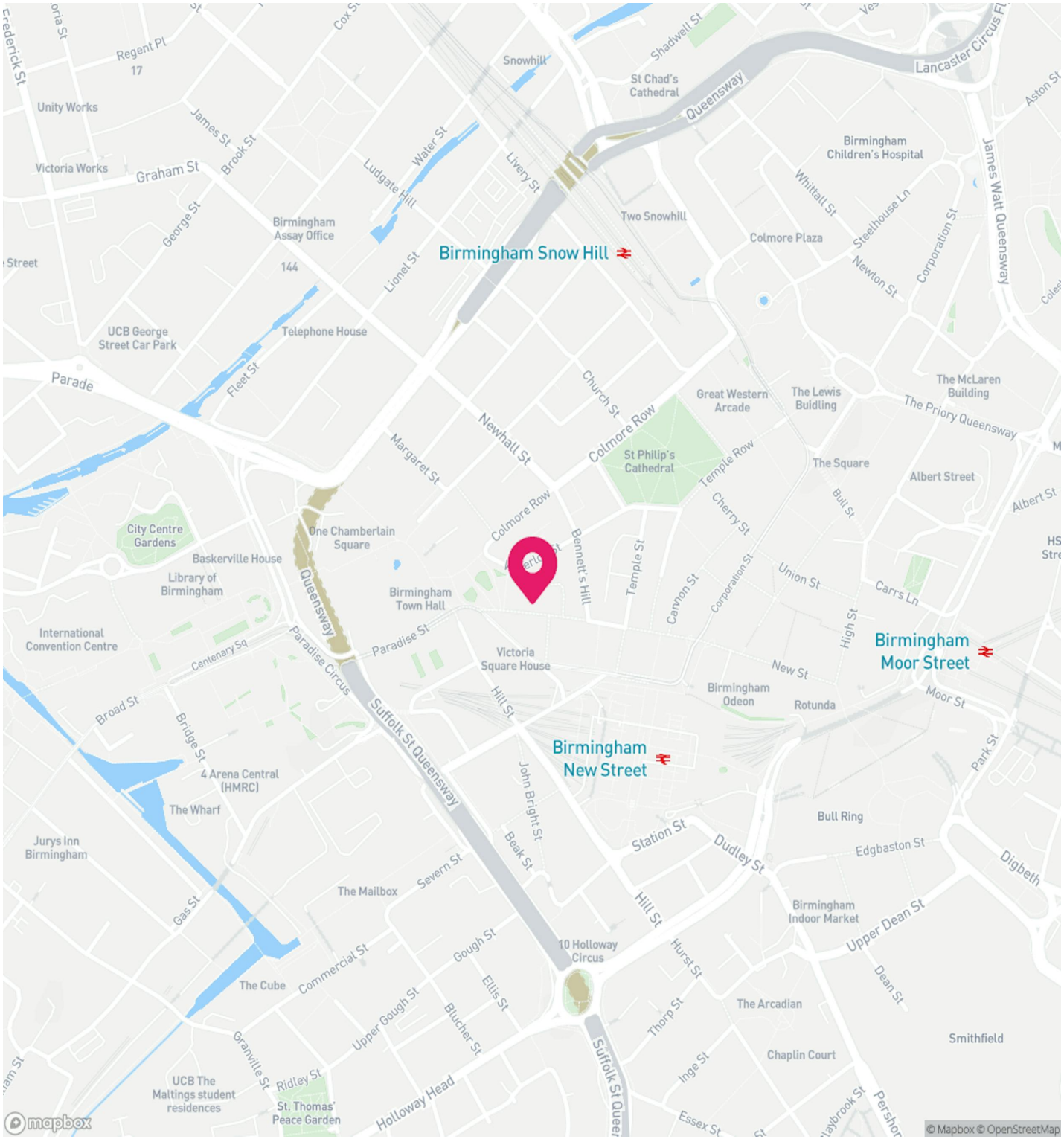
The property is ideally situated to take advantage of Birmingham's extensive range of amenities, including an excellent selection of restaurants, cafés, bars, retail destinations and leisure facilities, all within close proximity.

The building benefits from excellent transport connections, with Birmingham New Street Station approximately five minutes' walk away, providing regular regional and national rail services. Snow Hill and Moor Street Stations are also within easy walking distance, whilst frequent bus services operate from nearby Colmore Row.

Road connectivity is equally convenient, with access to the M6 and M42 motorways, providing onward connections to the M5 and M1 and the wider national motorway network.

Birmingham Airport is accessible by direct train from New Street Station in approximately 10–15 minutes, offering flights to a wide range of domestic and international destinations.

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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.

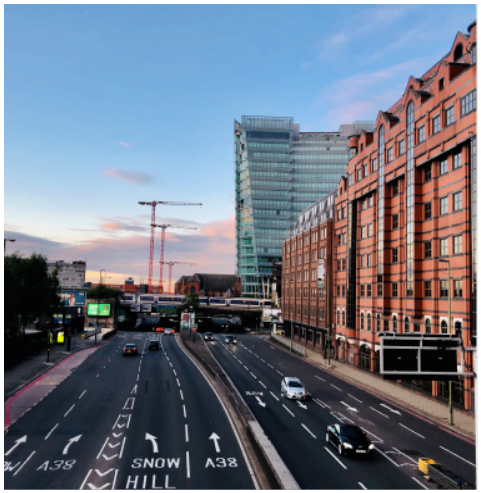
Central location, global reach: A strategic location offers quick train connections:

- 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!

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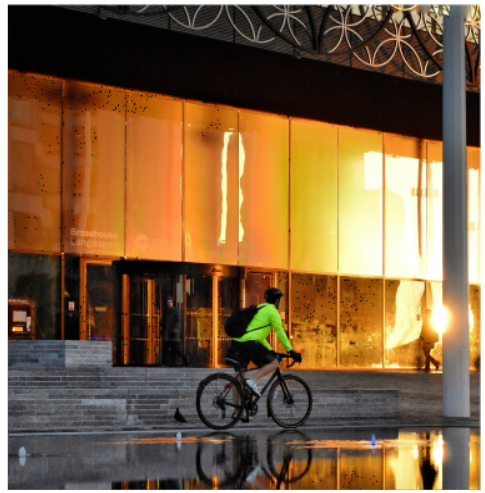

































PURECRAFT BAR & KITCH

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TERMS

The suite is available on a new lease, with length to be agreed, at a passing rental of £69,250 per annum (exclusive).

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.

ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID to satisfy anti-money laundering protocols.

AVAILABILITY

The suites are available immediately upon completion of legal formalities.

VIEWING

Please call Siddall Jones.

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



Edward Siddall-Jones
0121 638 0500
edward@siddalljones.com



Sophie Froggatt
0121 638 0500
sophie@siddalljones.com

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