

OFFICE | TO LET



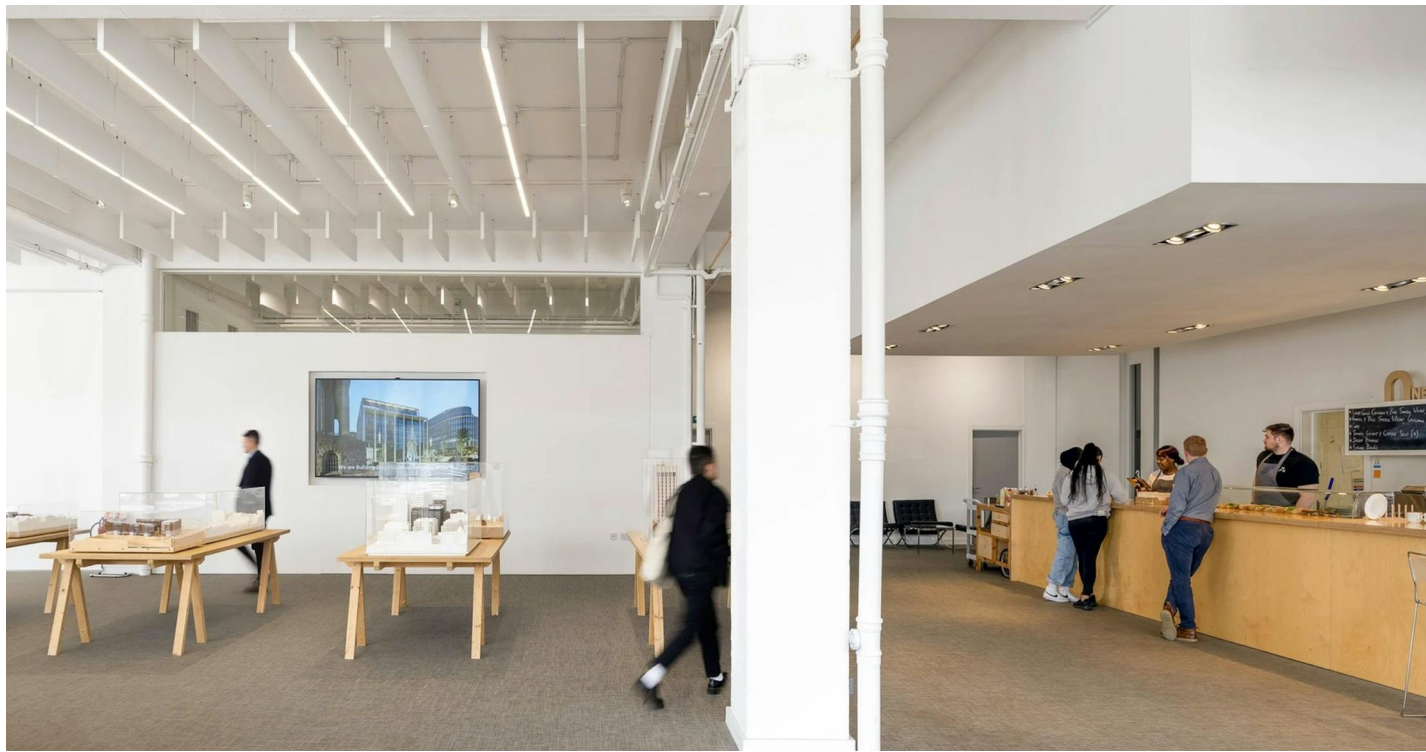
321 BRADFORD STREET, DIGBETH, BIRMINGHAM, B5 6ET

1,100 SQ FT (102.19 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

First Floor Office Suite in the Heart of Digbeth,
Providing Open Plan Workspace with Strong
Connectivity and Professional Facilities

- Open Plan Configuration
 - Located in Birmingham's Creative Quarter
 - Excellent Natural Light and High Ceilings
 - Shared Kitchen, WCs, and Breakout Areas
 - Onsite Café and Meeting Rooms
 - Cycle Storage and Showers
 - Adjacent to Digbeth Coach Station
 - Easy access to A38(M), A45, and M6
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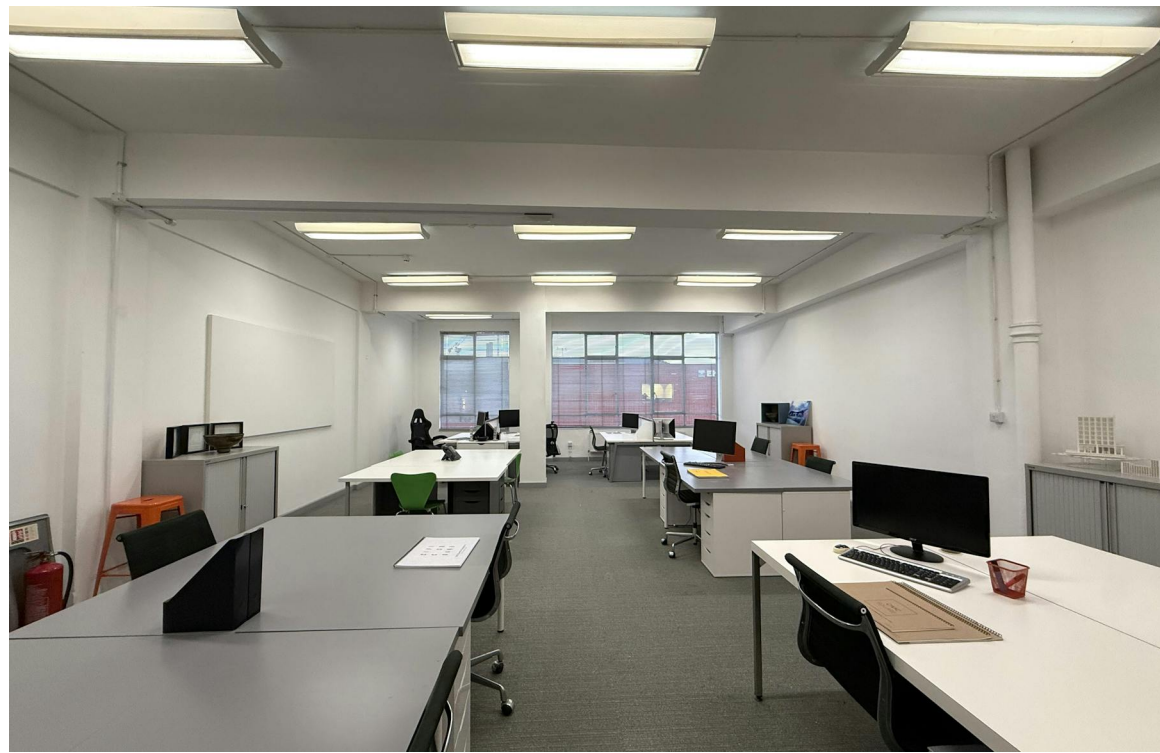
DESCRIPTION

Located in the heart of Birmingham's Creative Quarter, 321 Bradford Street offers high quality workspace designed for professionals in the design and creative industries.

The first-floor suite provides open plan accommodation with large windows, excellent natural light, and high ceilings. Communal kitchen and toilet facilities are available, along with access to a ground floor breakout area, meeting rooms, and The Nest Canteen - an onsite café serving locally sourced food and coffee.

Additional amenities include cycle storage, showers, and wellbeing classes. The building is home to a collaborative community of architects, designers, engineers, and developers, fostering opportunities for shared work and networking.

Situated within walking distance of Birmingham City Centre and key transport links, 321 Bradford Street combines modern workspace with a strong sense of community in one of the city's most dynamic districts.



LOCATION

321 Bradford Street is prominently situated in Digbeth, Birmingham's established Creative Quarter.

The property benefits from excellent transport links, being adjacent to Digbeth Coach Station, approximately 10 minutes' walk from Birmingham Moor Street Station, and 12 minutes' walk from New Street Station.

The forthcoming HS2 Curzon Street Station will be located around 0.3 miles to the north, further enhancing connectivity.

Road access is convenient via the A38(M) Aston Expressway, A45, and the M6 motorway, all easily reached from the city's ring road.



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.

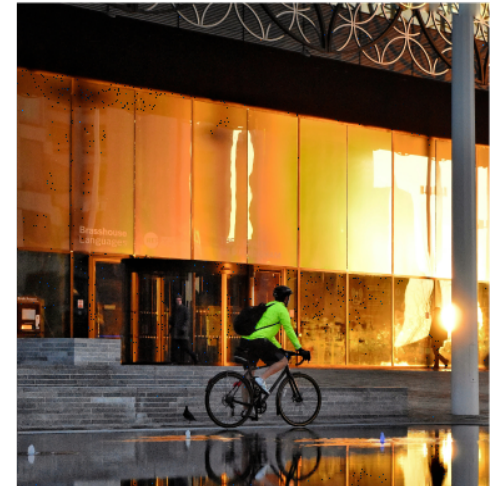
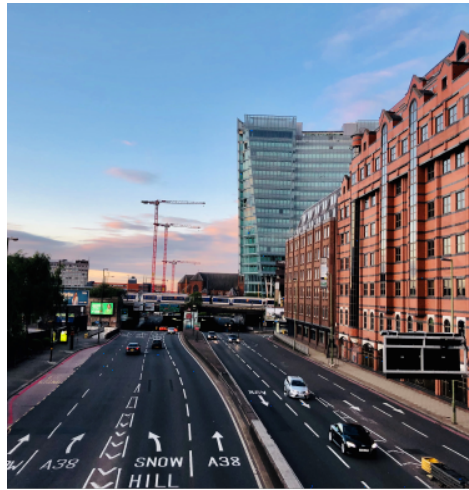
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

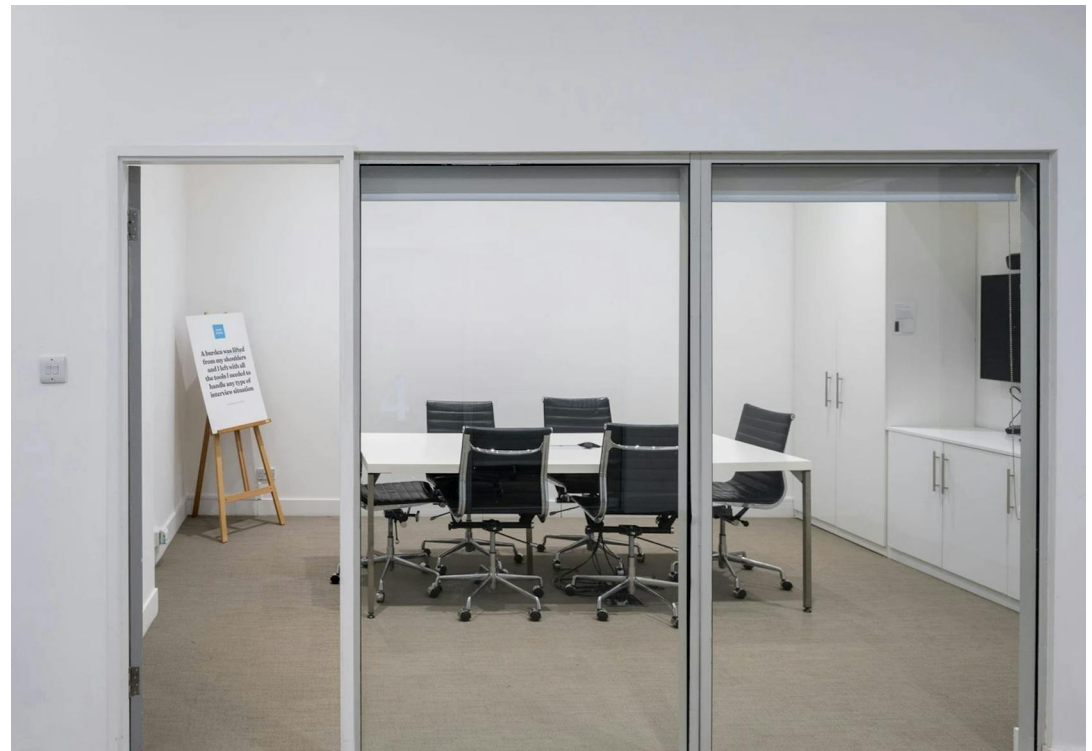
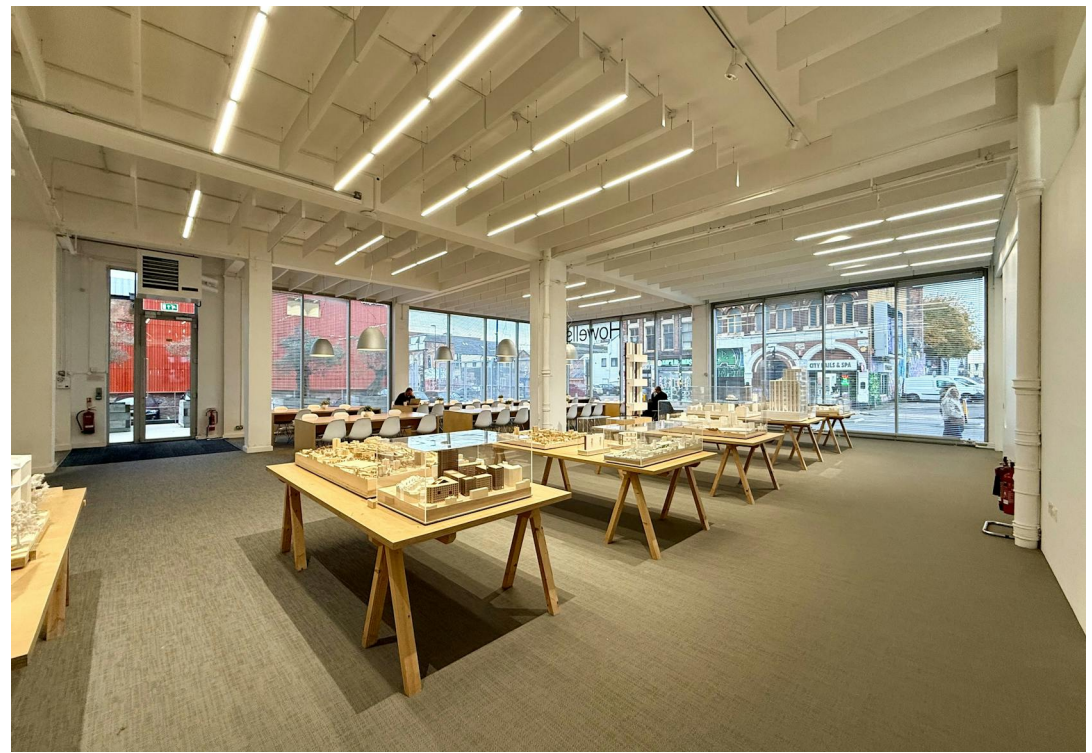
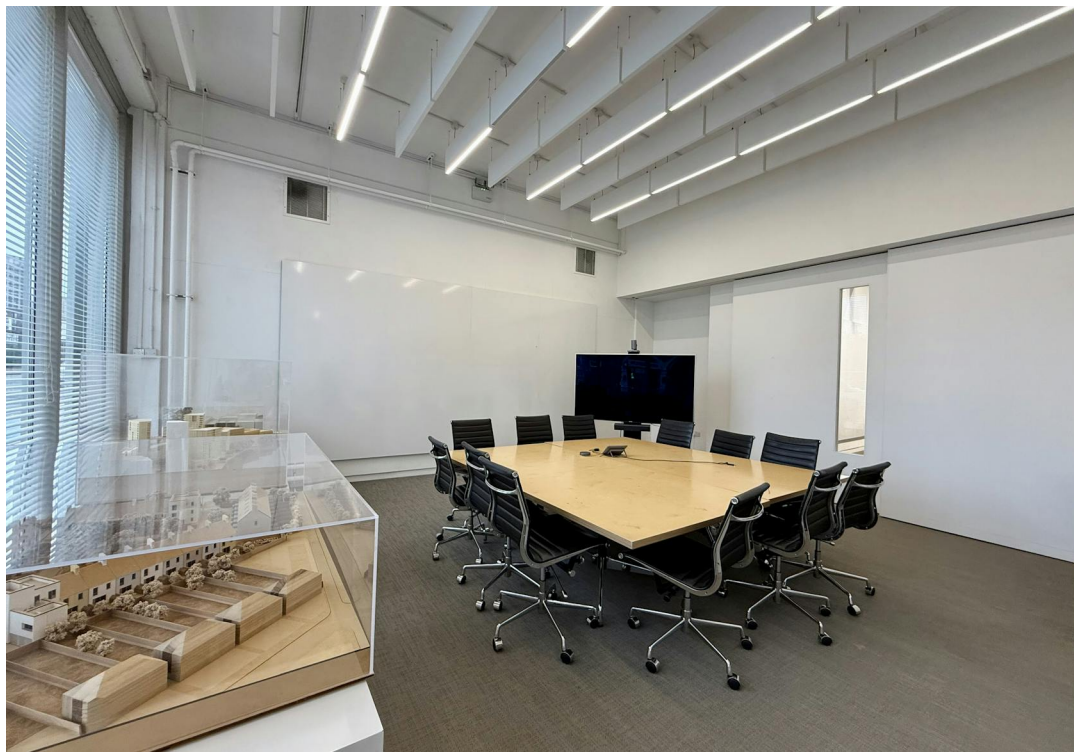
Central location, global reach: A strategic location offers quick train connections:

- 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 £16,500 per annum (exclusive).

SERVICE CHARGE

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

VAT

TBC - All prices quoted are exclusive of VAT, which we understand is/is not 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.

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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