

OFFICE, RETAIL | TO LET

[VIEW ONLINE](#)



UNIT 24 KENYON FORGE, KENYON STREET, BIRMINGHAM, B18 6DH

700 SQ FT (65.03 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Self Contained Ground Floor
Office/Retail With Glazed Frontage In The Heart
Of Birmingham's Vibrant Jewellery Quarter

- Prominent Jewellery Quarter Location
 - Self-Contained Ground Floor Office/Retail
 - Extensive Glazed Frontage
 - Secure Car Parking May Be Available
 - Contemporary Glazed Meeting Room
 - Small Business Rates Relief, Subject to Eligibility
-



DESCRIPTION

The property occupies a prominent position close to the junction of Kenyon Street and Mary Street and comprises a well-presented, self-contained ground floor office suite with direct access from Kenyon Street.

The property benefits from an extensive glazed frontage onto Kenyon Street, providing good levels of natural light throughout the accommodation.

Internally, the suite is predominantly open plan and incorporates a contemporary glazed meeting room, together with a fitted kitchenette and WC facilities.

The accommodation benefits from a good specification throughout, including carpeted flooring, LED lighting, wall-mounted electric heaters, data cabling and double-glazed windows. An internal roller shutter is provided to the front elevation, offering additional security to the premises.

Secure allocated car parking may be available by separate negotiation.

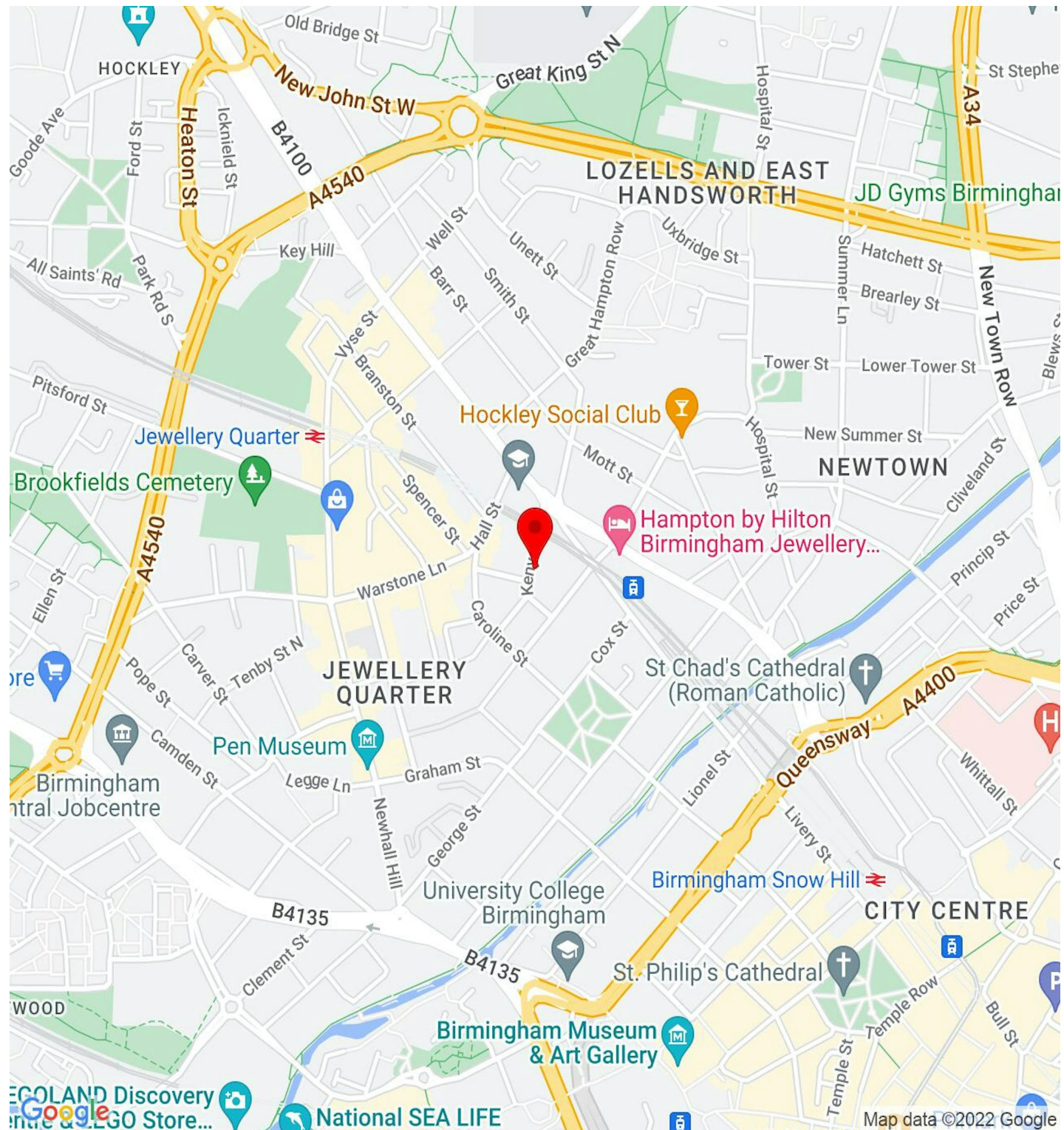


LOCATION

The property occupies a prominent position fronting Kenyon Street, just off Caroline Street and close to Warstone Lane, in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The location provides convenient access to St Paul's Square and Birmingham City Centre, with a wide range of shops, bars, restaurants and other amenities available within the surrounding area.

The property is well served by public transport, with regular bus services operating nearby, while Jewellery Quarter Station and Birmingham Snow Hill Station are both within easy reach, providing convenient connections across the city and wider region.



TERMS

The property is available on a new lease, with length to be agreed, at a passing rental of £13,000 per annum (exclusive).

SERVICE CHARGE

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

BUSINESS RATES

Rateable Value: £8,600

The property may qualify for 100% Small Business Rates Relief, subject to the occupier meeting the relevant eligibility criteria. Interested parties are advised to make their own enquiries with Birmingham City Council to confirm their individual liability and entitlement to any relief.

VAT

All prices quoted are exclusive of VAT which is payable.

LEGAL COSTS

A free easy to understand lease will be provided by the Landlord.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate (EPC) has been obtained and is available upon request from the agent.

AVAILABILITY

The property is expected to be available for occupation from November 2026.

VIEWING

Strictly via the sole agent Siddall Jones.

RATEABLE VALUE

£8,600

LEASE

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

POSSESSION

Available November 2026

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



Sophie Froggatt
0121 638 0500
sophie@siddalljones.com



Ryan Lynch
0121 638 0500
ryan@siddalljones.com

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 18/09/2026

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



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