

OFFICE | TO LET

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98 ICKNIELD STREET, JEWELLERY QUARTER, BIRMINGHAM, B18 6RU

1,270 SQ FT (117.99 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Self Contained Ground Floor Office With
Glazed Frontage, Meeting Rooms & Excellent
Natural Light In Birmingham's Jewellery Quarter

- Modern, Well Presented Interior
 - Popular Jewellery Quarter Location
 - Excellent Transport Links
 - Self Contained Ground Floor Office
 - Prominent Glazed Frontage
 - Open Plan Office Accommodation
 - Glazed Meeting/Private Rooms
 - Excellent Natural Light
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DESCRIPTION

The property comprises a high quality, self contained ground floor office suite, forming part of a modern mixed use development and benefiting from an attractive glazed frontage with its own independent entrance.

Internally, the accommodation has been fitted to a contemporary standard and provides a predominantly open plan office environment, together with a number of glazed private offices/meeting rooms, providing an ideal balance between collaborative workspace and private meeting areas.

The suite benefits from excellent levels of natural light from extensive glazing to multiple elevations, complemented by modern ceiling mounted lighting throughout. The specification includes attractive wood effect flooring to the main office areas, carpeted meeting/private rooms, perimeter power and data points and modern electric heating.

A fitted kitchen/breakout area is incorporated within the main accommodation, together with private WC facilities and useful storage.

Overall, the property provides modern, well presented and largely ready to occupy office accommodation, ideally suited to professional, financial, legal or other office based occupiers seeking a prominent and contemporary working environment.

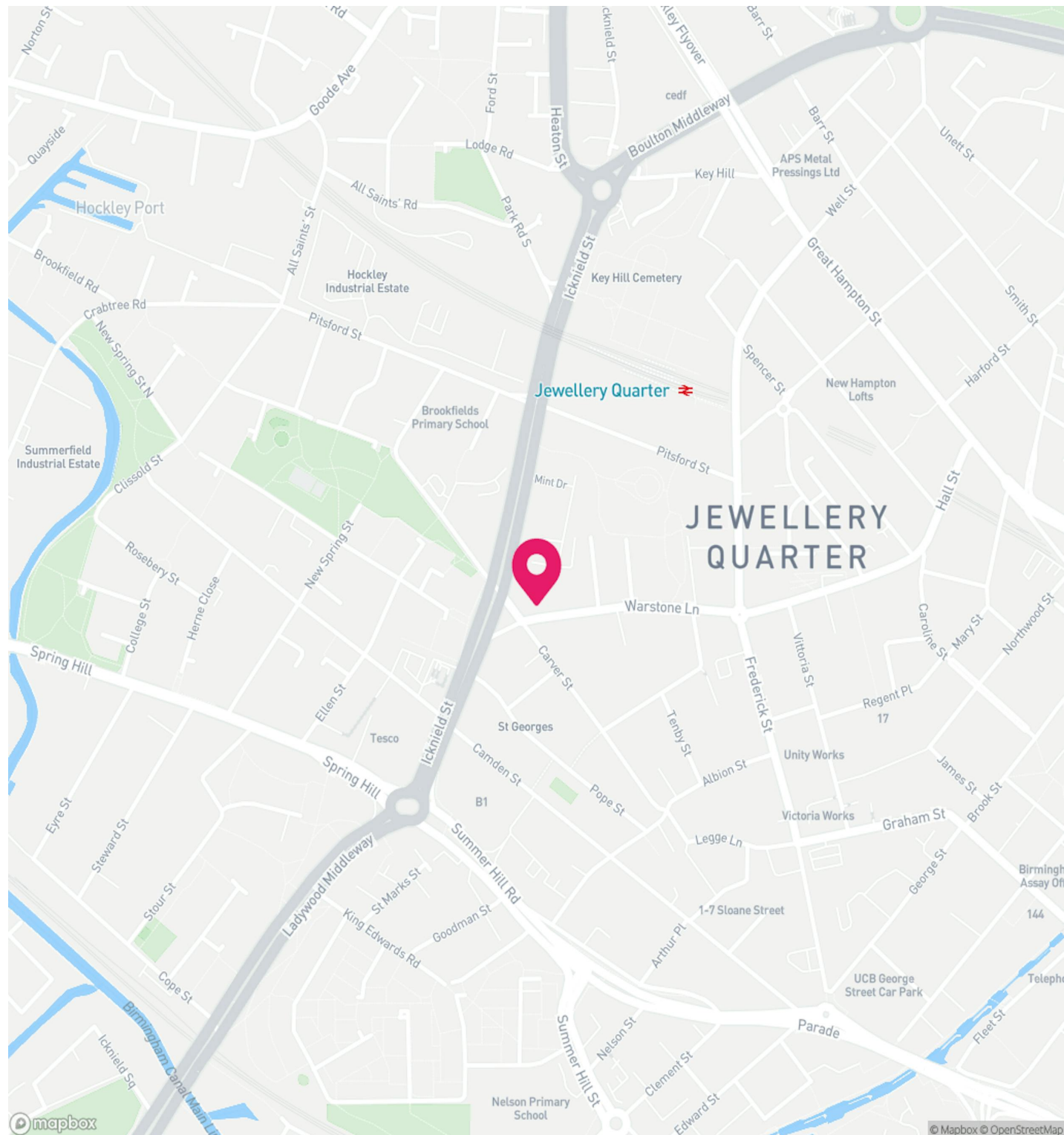


LOCATION

The property is prominently situated on Icknield Street, within Birmingham's popular Jewellery Quarter, approximately one mile north west of Birmingham City Centre.

The area is home to a diverse mix of professional occupiers, independent businesses, cafés, bars and restaurants, with St Paul's Square also within easy reach.

Jewellery Quarter railway and Metro station is within walking distance, while Icknield Street provides convenient access to the A4540 Middleway, A38(M) and wider motorway network.



THE JEWELLERY QUARTER

The Jewellery Quarter is one of Birmingham's city centre business hotspots.

The Jewellery Quarter is easily accessible with excellent transport links, including Birmingham Snow Hill Station.

Alternatively, you can reach the Jewellery Quarter from Birmingham City Centre via tram by getting off at the St Paul's stop.

Places to Eat in the Jewellery Quarter

This area is a lively hub with a wide selection of bars, restaurants, cafes, and shops to explore. Popular spots include:

- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

For a more affordable option, consider picking up a meal from the local Tesco and enjoying it in the park surrounding St Paul's Church. It's a perfect spot to relax and get some fresh air during your workday.

Staying Active

If you want to stay active, there are also several gyms in the area, such as SPM Fitness, Temple Gym, and Henrietta Street Gym.

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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.

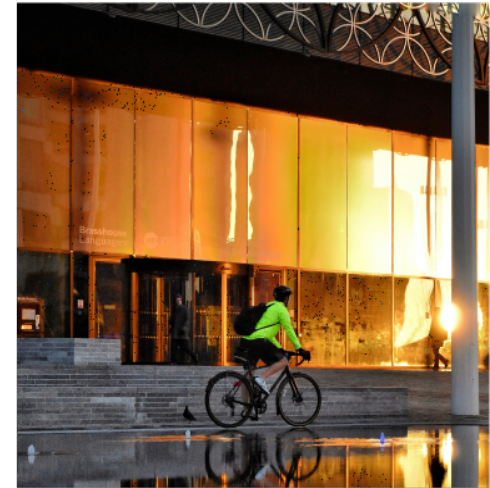
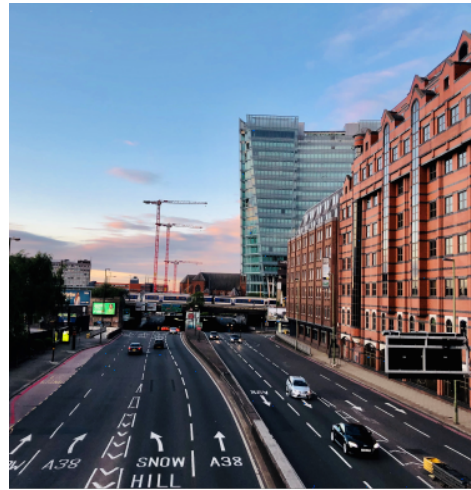
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

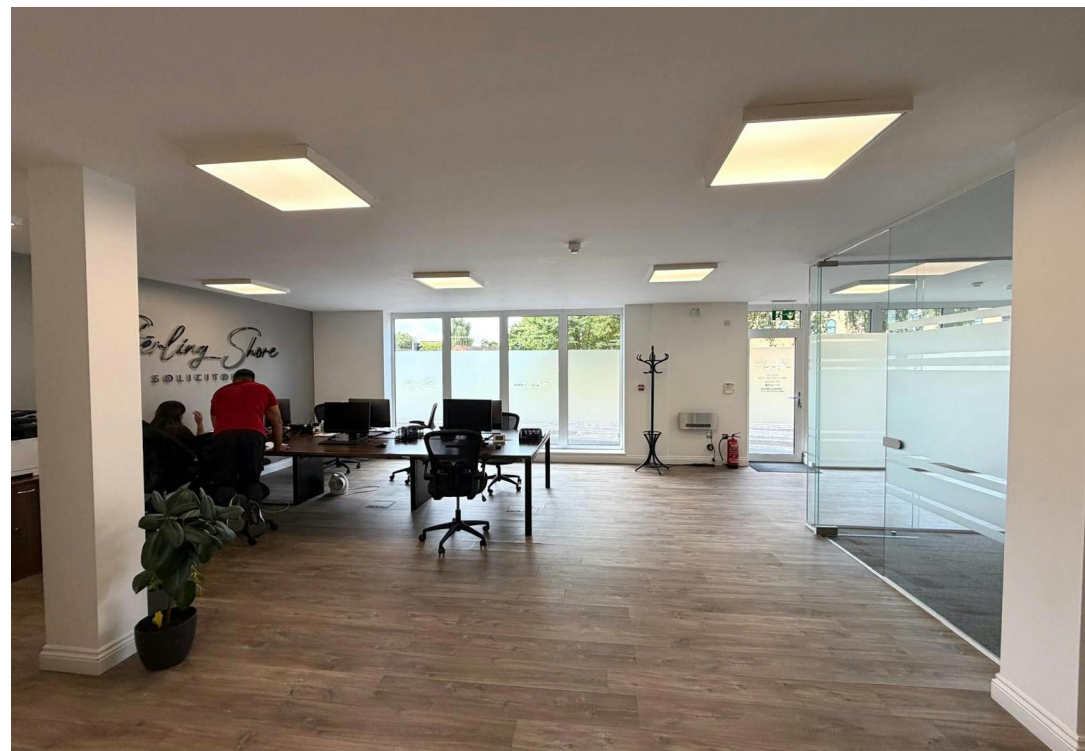
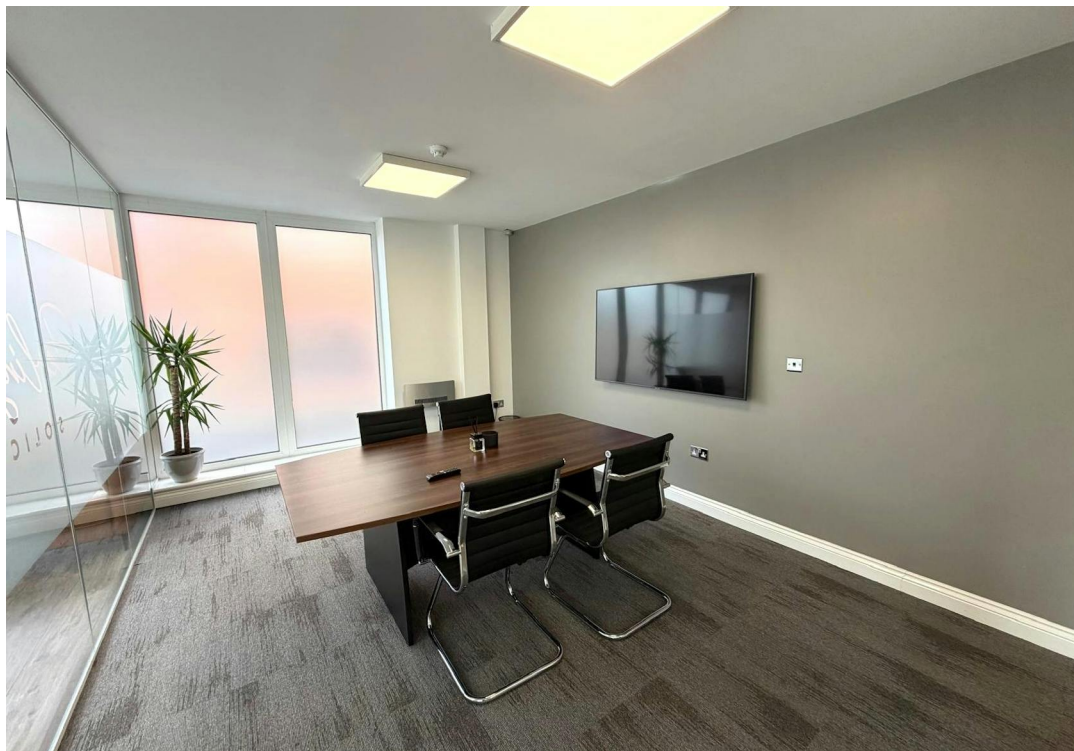
Central location, global reach: A strategic location offers quick train connections:

- 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!







TERMS

The property is available on a new lease, with length to be agreed, at a passing rental of £18,500 per annum (exclusive).

SERVICE CHARGE

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

VAT

All prices quoted are exclusive of VAT which we understand is payable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

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

VIEWING

Strictly via the sole agent 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



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