

OFFICE | TO LET

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FIRST FLOOR DIRECTORS OFFICE, GREAT HAMPTON ROW, BIRMINGHAM, B19 3JP

1,821 SQ FT (169.18 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Self-Contained First Floor Offices Within a
Grade II Listed Building - Excellent Natural Light,
Open Plan Layout and Private Office

- Character Property
 - Excellent Natural Light
 - Short Walk to JQ at St Paul's Metro
 - Car Parking Nearby
 - Open Plan Layout
-

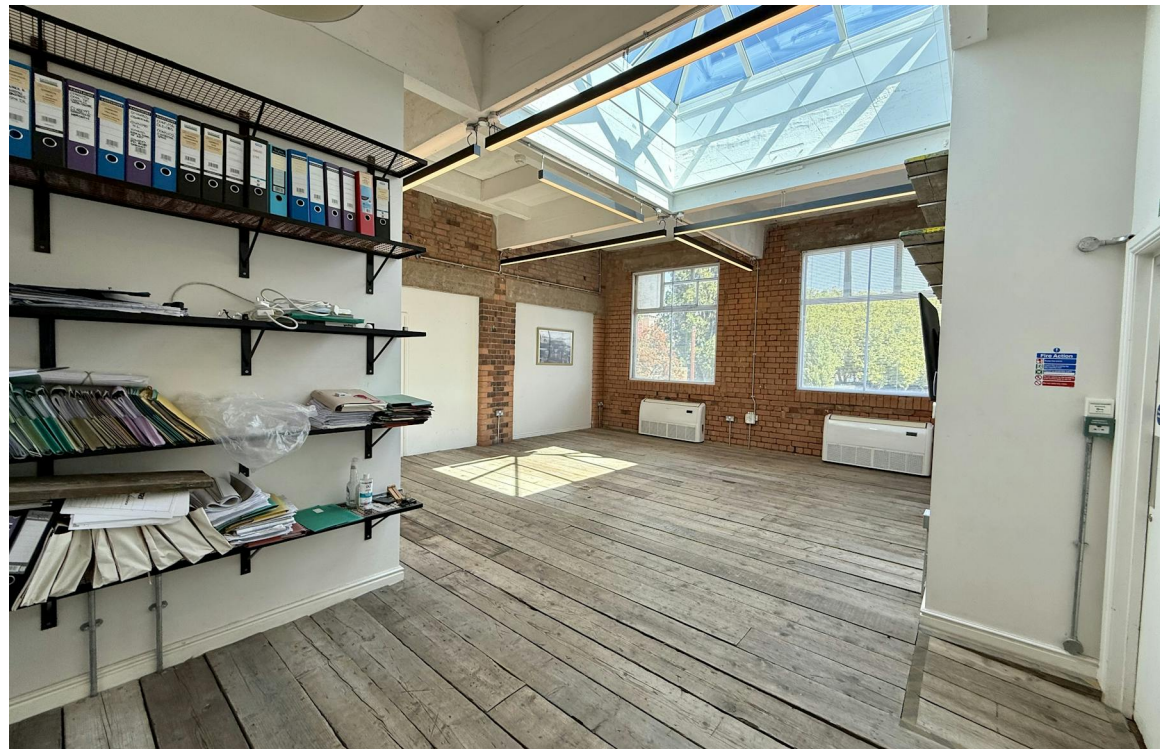


DESCRIPTION

The property is located within Great Hampton Works, an impressive grade II listed building which has been restored to create impressive self-contained office suites.

The office is accessed via a mag-locked security door and opens into a ground floor reception area and WC facilities. A feature staircase provides access to the first floor office accommodation.

The office provides open plan accommodation with additional cellular meeting / board room areas. The property benefits from traditional casement windows which provide excellent natural light.

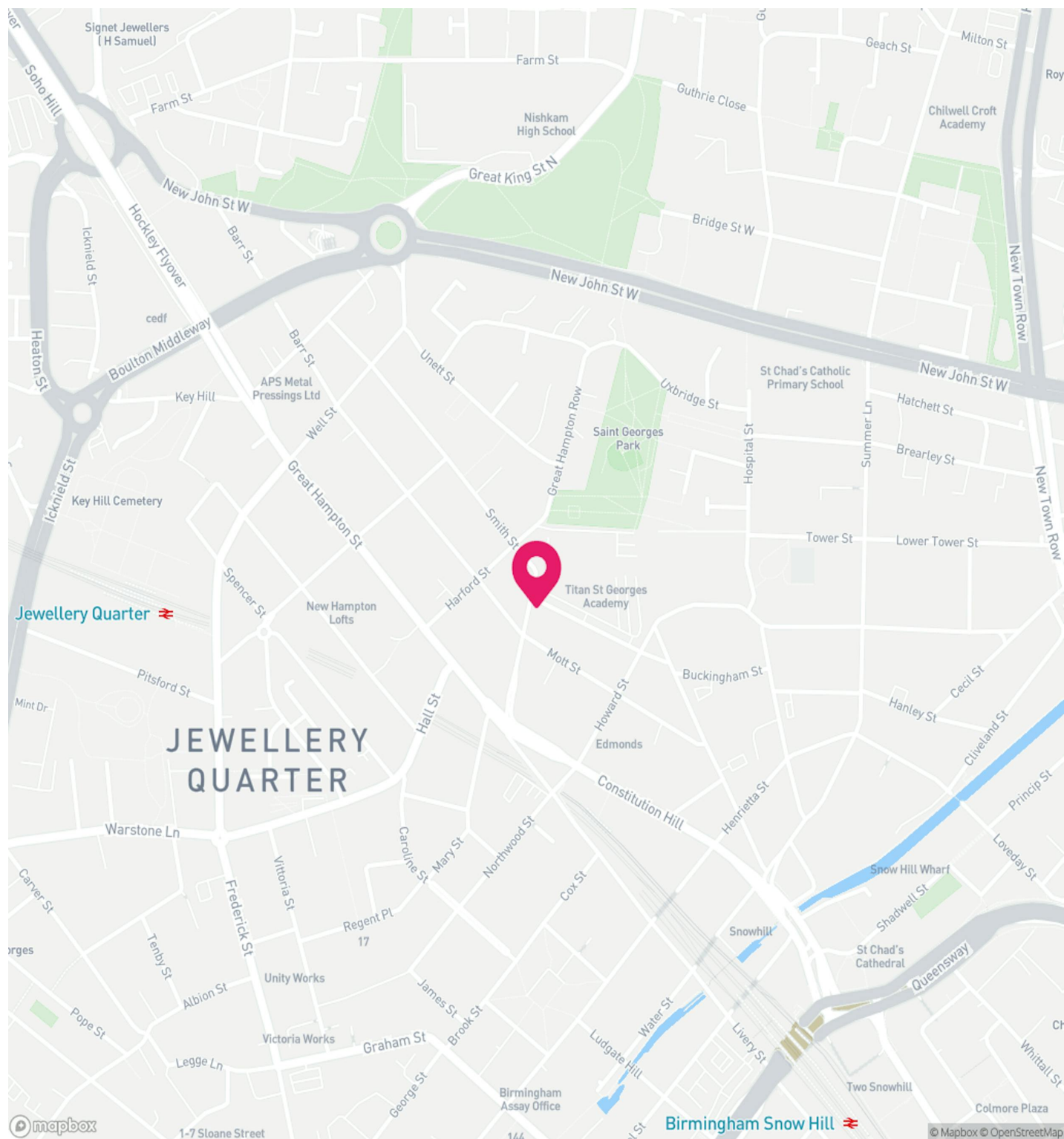


LOCATION

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Great Hampton Row is located approximately one mile north of Birmingham City Centre, within the Jewellery Quarter/ Gun Quarter area. The surrounding locality is characterised by a mix of commercial, residential, and light industrial uses, reflecting the area's historic industrial heritage and ongoing regeneration.

The location benefits from excellent transport links, with easy access to major arterial routes including the A38(M) Aston Expressway, which connects directly to the national motorway network via the M6. Birmingham Snow Hill and Jewellery Quarter railway stations are both within walking distance, providing regular services to local and national destinations, while St Paul's Midland Metro stop offers direct tram connections across the city.



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.

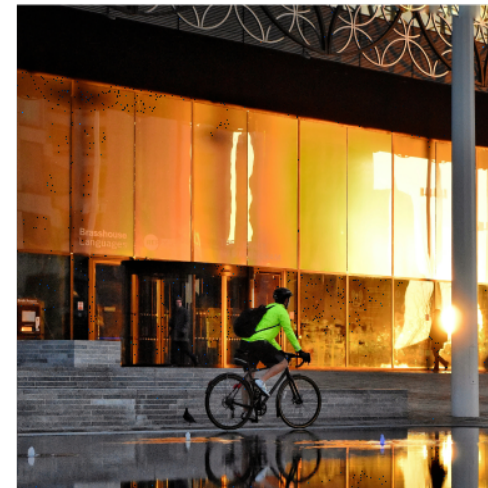
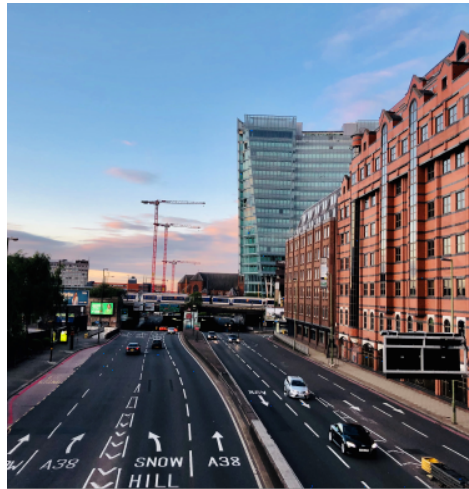
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

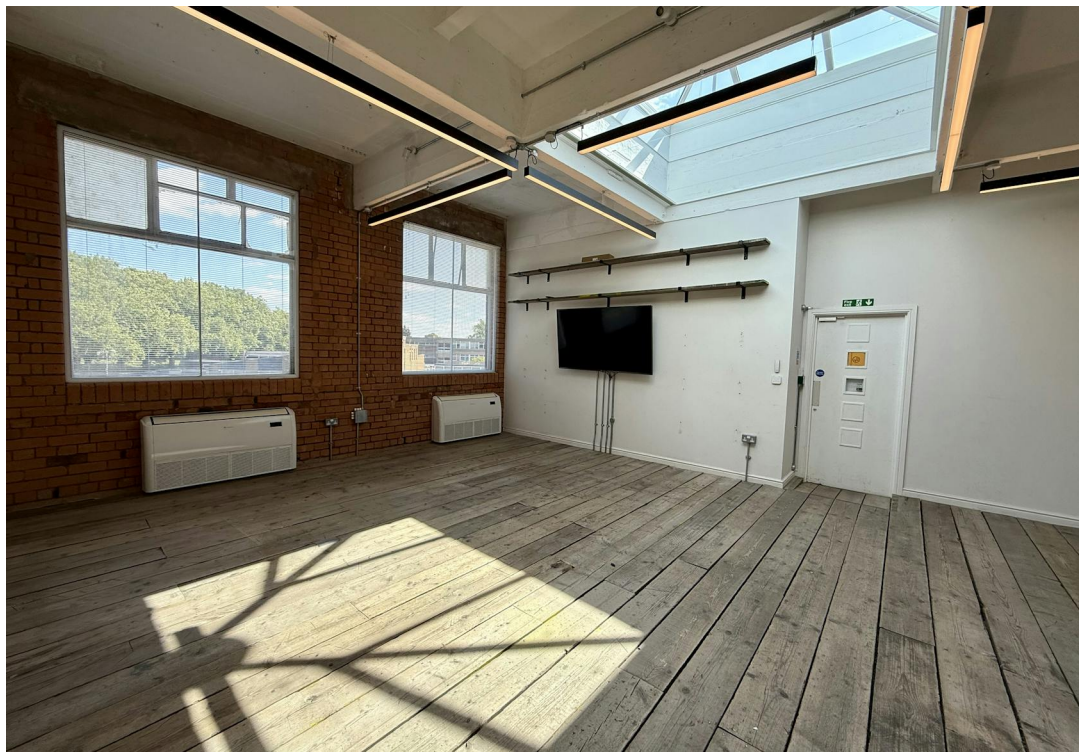
Central location, global reach: A strategic location offers quick train connections:

- 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 £19,500 per annum (exclusive).

SERVICE CHARGE

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

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 suite has the benefit of all mains services.

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.

VIEWING

Strictly via the sole agent Siddall Jones.

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

LEASE

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

EPC

EPC exempt - Listed building

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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