

OFFICE | TO LET

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SUITE 1 FALCON WORKS, REGENT PLACE, JEWELLERY QUARTER, B1 3NT

680 SQ FT (63.17 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Office Suite in the Jewellery Quarter With Self Contained Entrance, Air Conditioning, 1x Secure Parking Space & Meeting Room

- Ground Floor Office Suite
 - Self Contained Entrance
 - Small Business Rates Relief
 - Air Conditioning
 - Glazed Meeting Room
 - Fitted Kitchenette
 - 1x Secure Car Parking Space
 - Jewellery Quarter Location
-



DESCRIPTION

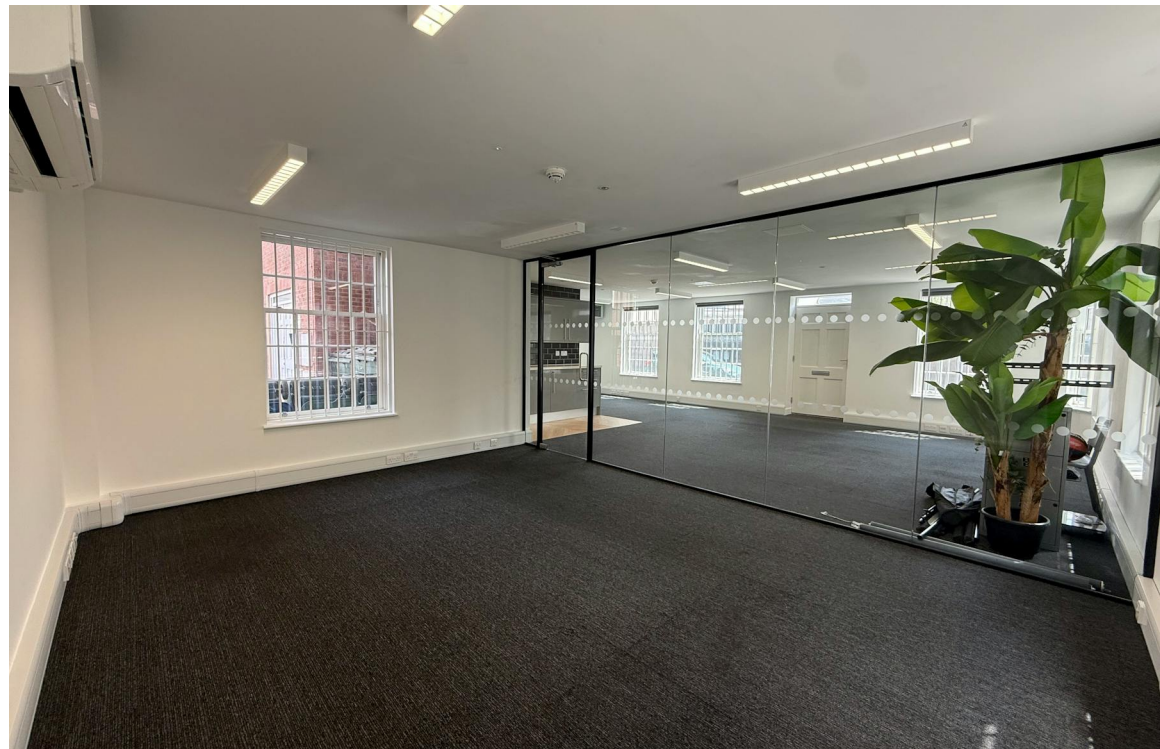
The property comprises an attractive three storey office building with a rear courtyard, prominently situated on Regent Place.

Access to the building is provided via a secure mag lock entry system from both Regent Place and the rear courtyard.

A central core serves the office accommodation and provides access to the individual suites, WC facilities (including DDA compliant). The suites are secured via a mag lock entry system.

The available suite is situated on the ground floor and can be accessed either via the communal entrance and hallway or directly from Regent Place through its own self contained entrance. The suite provides predominantly open plan accommodation with attractive dual aspect windows, carpet tiled flooring, air conditioning, electric wall mounted heating, a fitted kitchenette and a glazed partitioned meeting room.

The suite also benefits from one secure allocated car parking space within the rear courtyard.

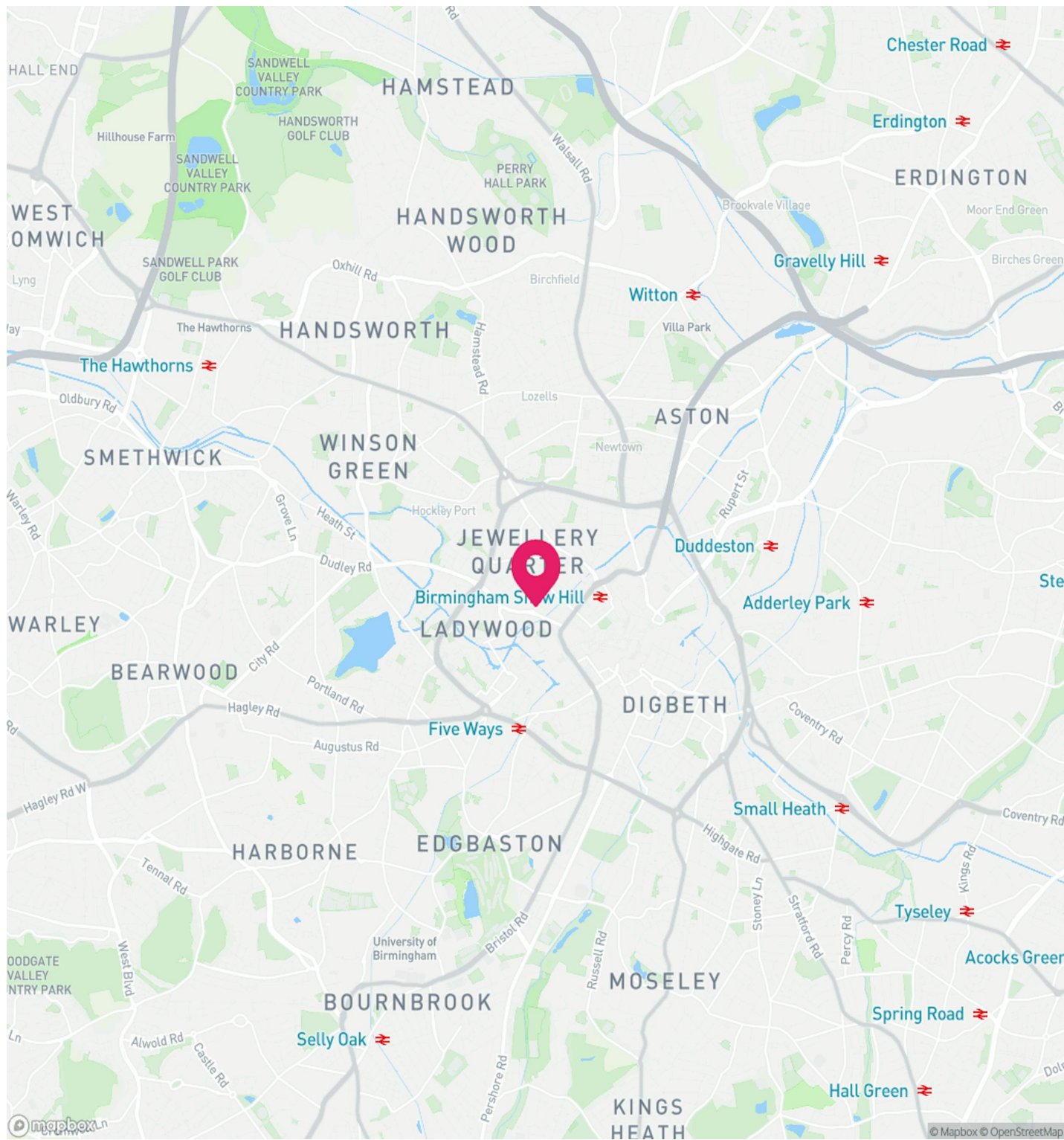


LOCATION

The property is prominently situated on Regent Place in the heart of Birmingham's historic and vibrant Jewellery Quarter.

Regent Place is accessed via Caroline Street and links through to Vittoria Street and Graham Street. The surrounding area is well served by public transport, with regular bus services nearby and the Jewellery Quarter railway and Metro stations within a short walking distance.

The property also benefits from excellent connectivity to St Paul's Square, Brindley Place and Birmingham City Centre, all of which are easily accessible on foot.



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.

SIDDALLJONES.COM



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.

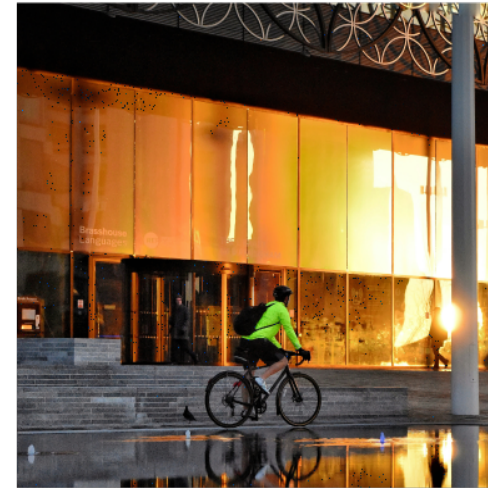
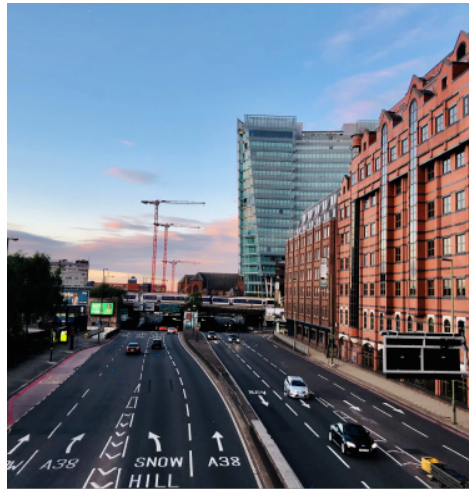
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

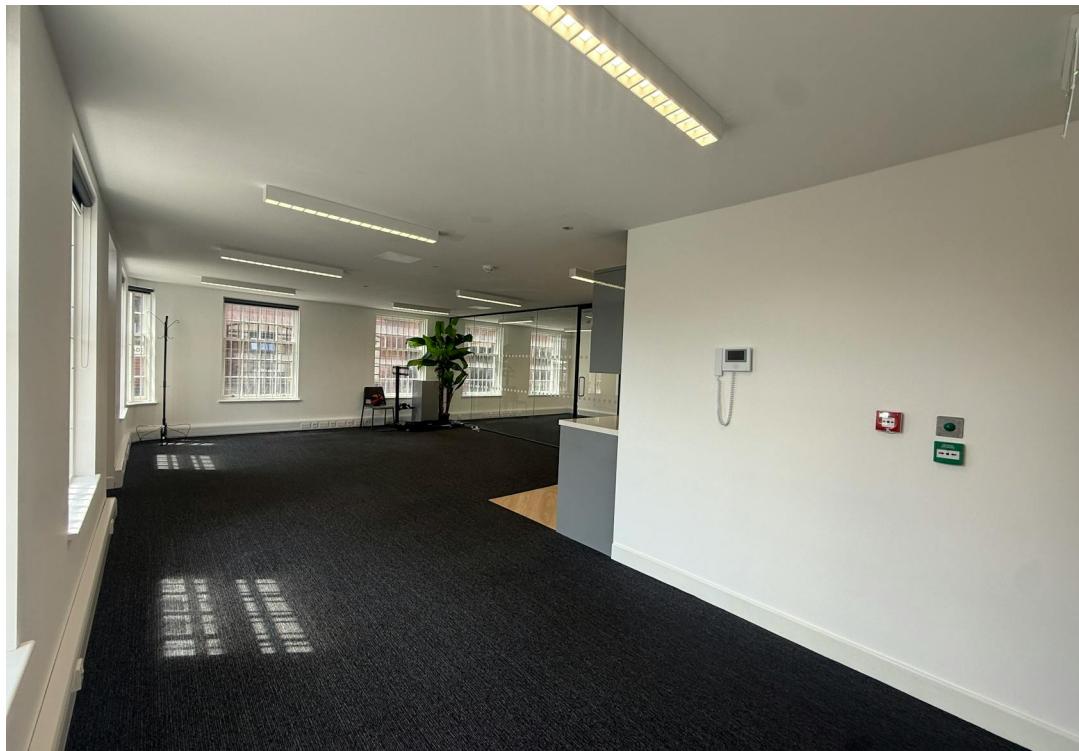
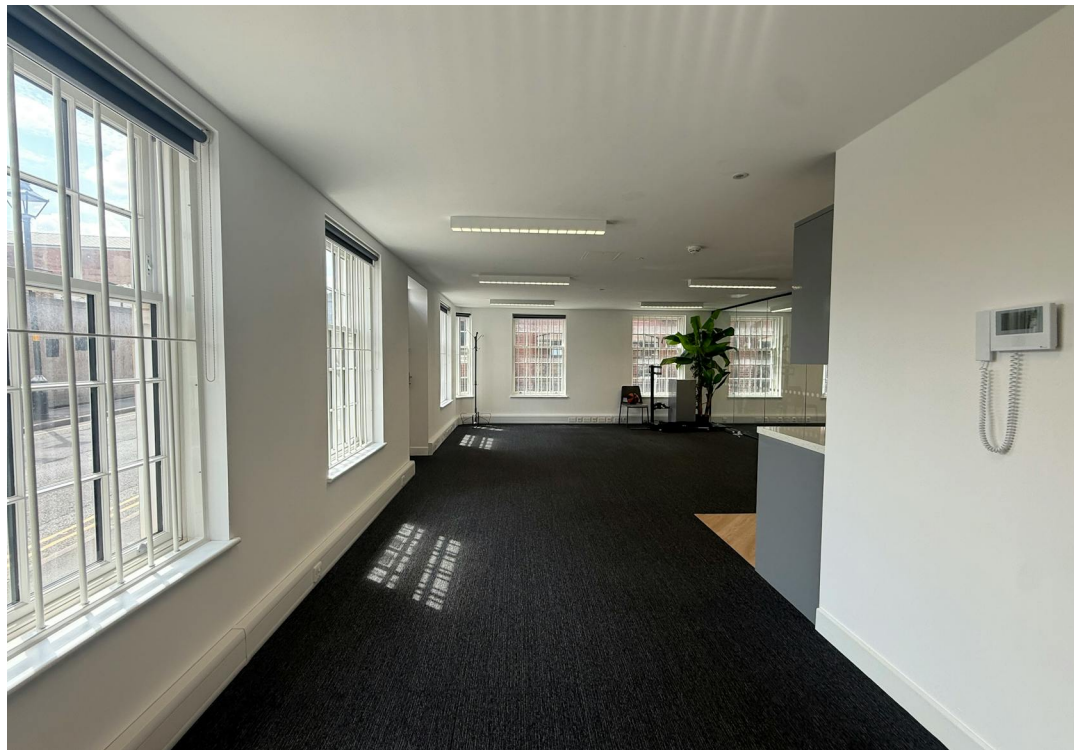
Central location, global reach: A strategic location offers quick train connections:

- 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.

VAT

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

BUSINESS RATES

The property has a Rateable Value (from 1st April 2026 to present) of £10,750.

Subject to eligibility, qualifying occupiers may benefit from Small Business Rates Relief, potentially resulting in reduced business rates liability.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

LEASE

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

RENT

£12,000 per annum

POSSESSION

The property is immediately available following the 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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