

OFFICE | TO LET



6 FOURNIER HOUSE, 8 TENBY STREET, JEWELLERY QUARTER, B1 3AJ

775 SQ FT (72 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Duplex Office Within a Character Building, Featuring Open Plan Space, Meeting Room, WCs and a Well Configured Mezzanine Layout

- Self Contained Duplex Suite
- Open Plan Office Space
- Separate Meeting Room
- Two WCs + Kitchenette
- Mezzanine Level Layout
- Modern Converted Building



DESCRIPTION

The property comprises a self contained office suite within a traditional former industrial building, converted in circa 2003 to provide six office suites.

The suite is arranged as a duplex over the second and third floors, accessed via a communal reception hall with shared stair and landing areas.

Upon entry into the suite, you are met with an open plan office area, with a kitchenette located just off. On this level there is also a meeting room, two separate WCs, and a storage cupboard.

Stairs lead to the upper mezzanine level, which provides a further large open plan office area. This level also benefits from a secondary access point leading back into the communal stairwell.

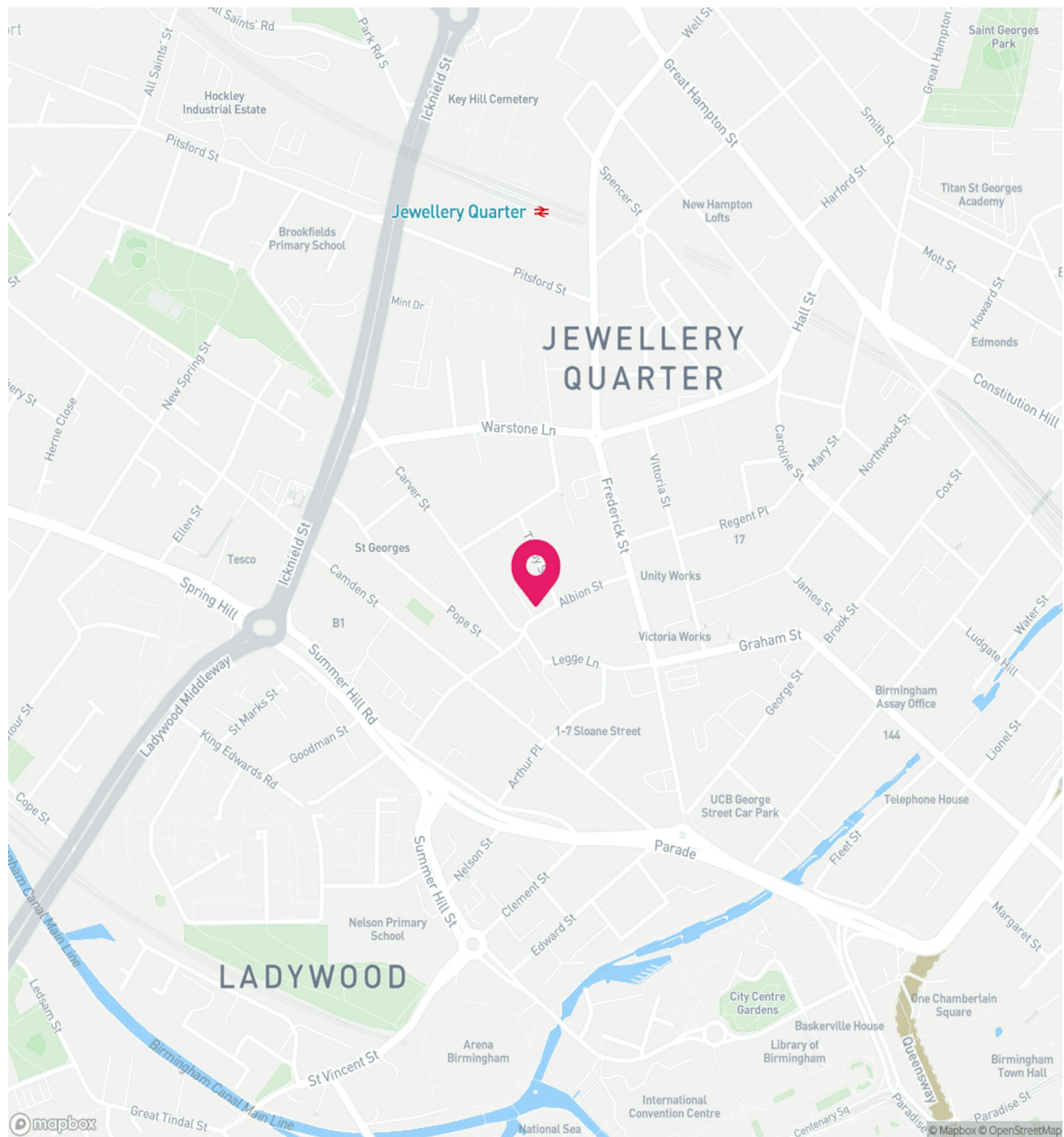
The accommodation is well configured and benefits from double glazed windows, electric heating, a secure door entry system, and a range of modern fittings throughout.



LOCATION

Fournier House is prominently situated on Tenby Street in the heart of Birmingham's historic Jewellery Quarter, renowned for its rich heritage, creative industries, and growing residential community. The property lies within a short walking distance of the Jewellery Quarter centre, where a variety of independent cafes, bars, and restaurants are available.

The location benefits from excellent public transport connectivity, with St Paul's tram stop, Jewellery Quarter train and metro station, and Snow Hill (Livery Street entrance) all within easy walking distance. Road communications are equally strong, with direct access to Birmingham's Middle Ring Road (A4540), providing convenient routes around the city centre and linking to the A38(M) Aston Expressway, which connects to the M6 motorway and the wider national 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.



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.

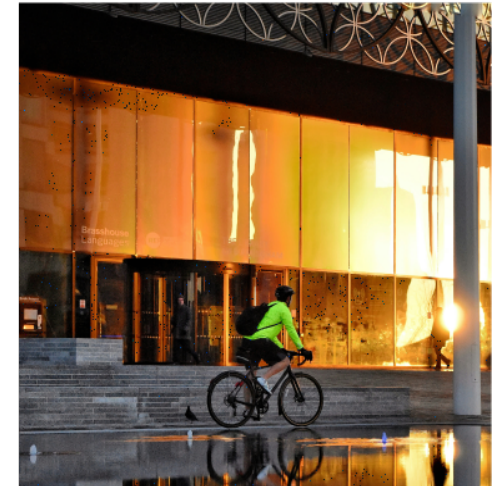
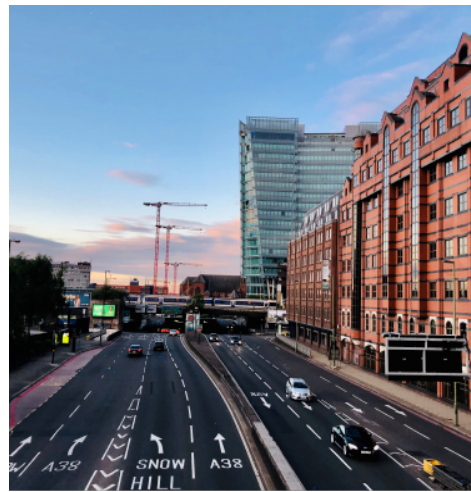
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

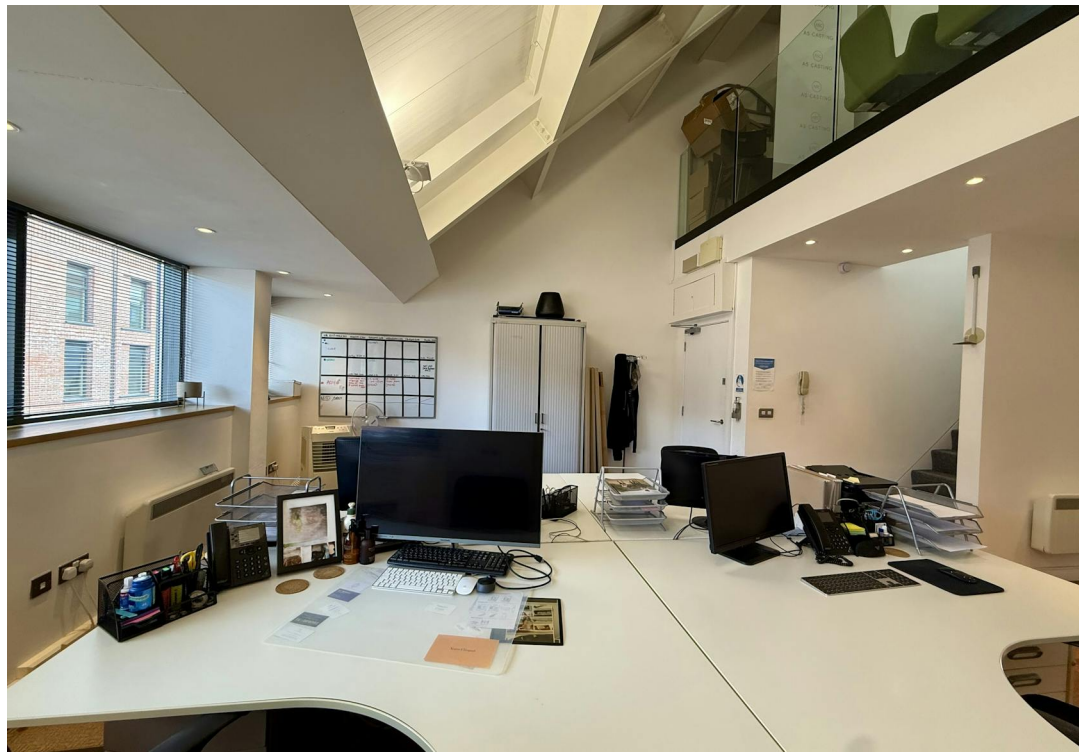
Central location, global reach: A strategic location offers quick train connections:

- 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 £13,500 per annum (exclusive).

SERVICE CHARGE

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

VAT

All prices quoted are exclusive of VAT, which we understand may be 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.

VIEWING

Strictly via the sole agent Siddall Jones.

LEASE

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

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



Edward Siddall-Jones
0121 638 0500
edward@siddalljones.com

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