

OFFICE | TO LET

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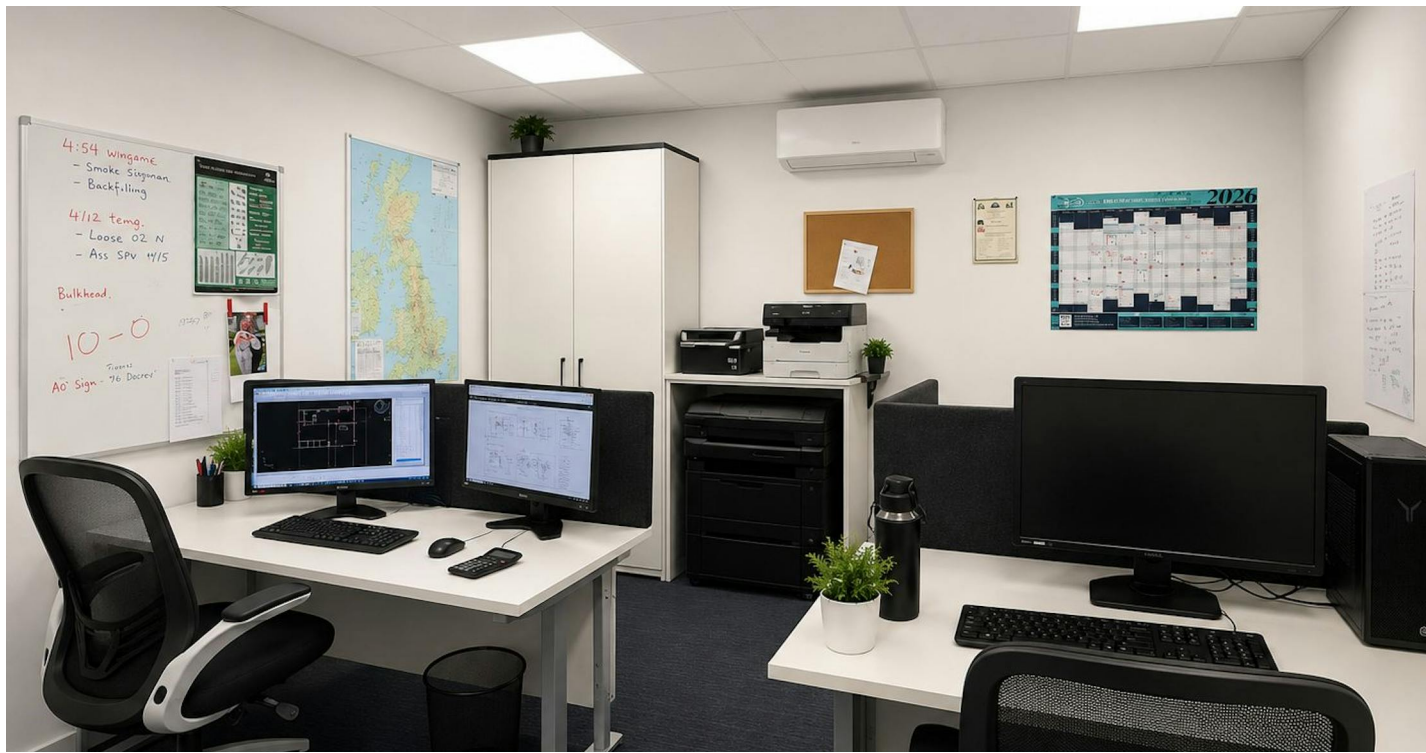
FIRST FLOOR, NUVO HOUSE, AUSTIN WAY, BIRMINGHAM, B42 1DU

175 SQ FT (16.26 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

First Floor Office Space To Let with Access to a Communal Meeting Room and Storage Yard Available by Separate Negotiation

- Shared Meeting Room
- Flexible Lease Terms
- Communal Kitchen & W/Cs
- Secure Storage Yard Available
- Ample On-Site Parking
- 1.8 Miles from M6 Junction 7



DESCRIPTION

Nuvo House is situated on Austin Way within the established and popular Hamstead Industrial Estate. The property is accessed via a dedicated entrance from Austin Way and provides a range of office accommodation across the ground and first floors.

The available suite is located on the first floor and comprises open plan office accommodation extending to approximately 175 sq ft. The suite benefits from air conditioning and occupiers will also have access to a shared meeting room, communal breakout area, well-equipped kitchen facilities, and shared W/Cs.

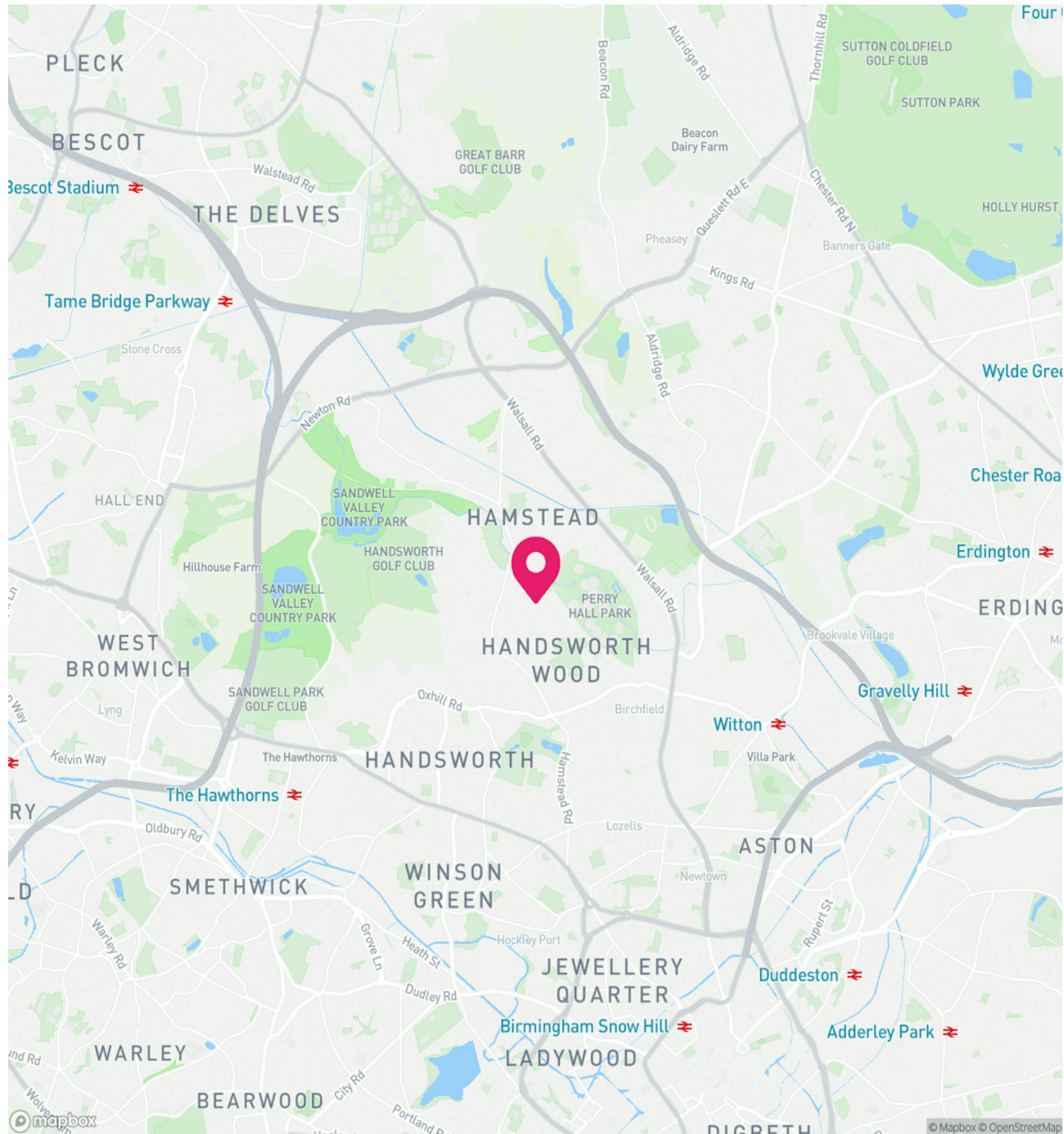
Externally, a secure, fenced storage yard extending to approximately 0.0126 acres is available by separate negotiation. The yard may be suitable for general storage purposes, and discussions can be held with the Landlord regarding the potential siting of storage containers, subject to requirements.

Ample car parking is available throughout the estate, providing convenient access for both staff and visitors.



LOCATION

The property is located on Hamstead Industrial Estate, approximately 4 miles north of Birmingham City Centre, and benefits from excellent transport links. It is situated just 1.8 miles from Junction 7 of the M6, around 3 miles from Junction 1 of the M5, and approximately 4.6 miles from Junction 6 of the M6, accessed via the A38(M). This strategic location offers convenient access to the wider motorway network and Birmingham's central business district.



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.

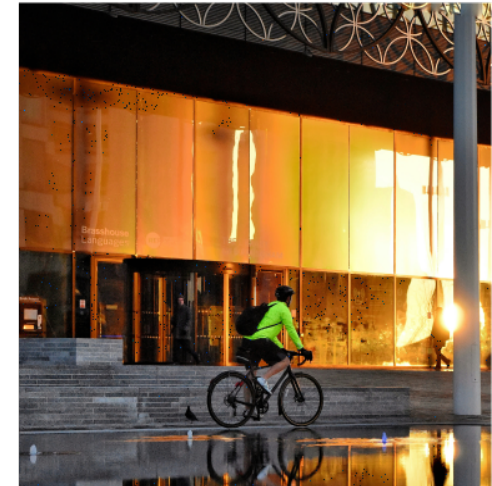
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!





Shared Meeting Room



Shared Meeting Room



Communal Kitchen



Storage Yard Available via Separate Negotiation

TERMS

The property is available on a new lease, with length to be agreed, at an all inclusive rental of £7,800 per annum (exclusive). This includes rent, utilities, business rates, buildings insurance, and the maintenance and upkeep of the building and communal areas.

VAT

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

RENT

£7,800 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



Sophie Froggatt
0121 638 0500
sophie@siddalljones.com

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