

OFFICE | TO LET

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GROUND FLOOR, SUITE 1, 36 HYLTON STREET, BIRMINGHAM, B18 6HN

493 SQ FT (45.80 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Self Contained Office With Character and Modern Features, Private Kitchen and WC, Featuring an External Communal Courtyard

- Character Exposed Brickwork
 - Private Kitchen & WC Facilities
 - Open Plan Accommodation
 - LED Lighting
 - Secure Intercom Entry System
 - External Communal Courtyard
 - Self Contained Ground Floor Office
 - Jewellery Quarter Location
-



DESCRIPTION

The property forms part of a building comprising six individual office suites, accessed via a well maintained communal entrance with secure intercom entry. The communal areas also provide DDA compliant WC facilities and access to an external courtyard.

The suite comprises a self contained ground floor office, benefiting from direct pedestrian access from Hylton Street as well as access via the communal areas of the building.

Internally, the accommodation is predominantly open plan and provides flexible workspace suitable for a variety of office occupiers, together with private kitchen and WC facilities. The specification includes exposed brickwork, carpeted flooring, LED lighting and electric heating.

The combination of exposed brickwork and modern finishes provides a practical, characterful working environment.



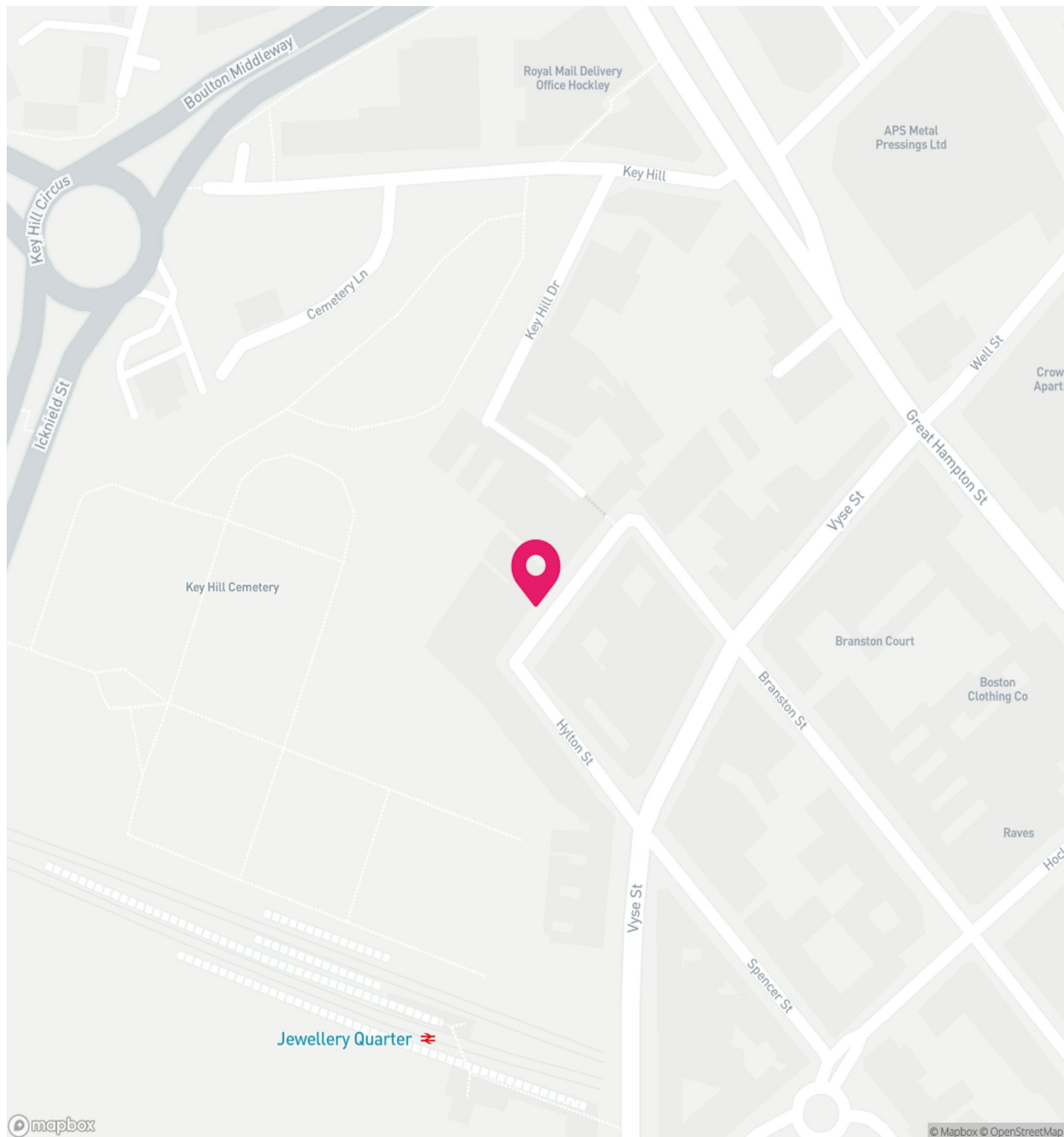
LOCATION

The property occupies a prominent position fronting Hylton Street, within the heart of Birmingham's historic Jewellery Quarter.

The area is well served by public transport, with regular bus services and Jewellery Quarter railway and Metro station located approximately 200 yards from the property.

The premises are conveniently positioned for access to the inner ring road via Icknield Street, with Birmingham City Centre approximately 1 mile away. St Paul's Square and Brindley Place are both situated within approximately half a mile, providing access to a wide range of bars, restaurants and amenities.

Great Hampton Street (A41) is also within close proximity, providing direct access to the A38(M) Aston Expressway and onward connections to the 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.

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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.

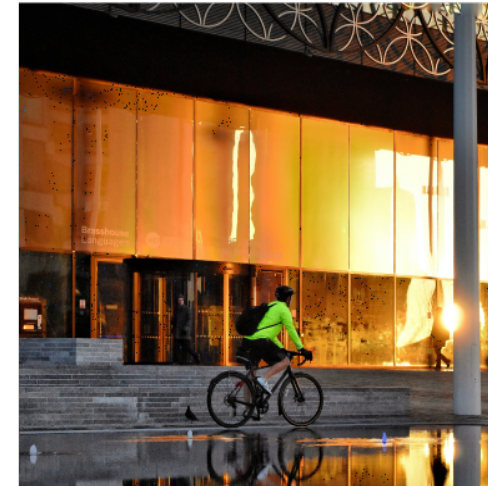
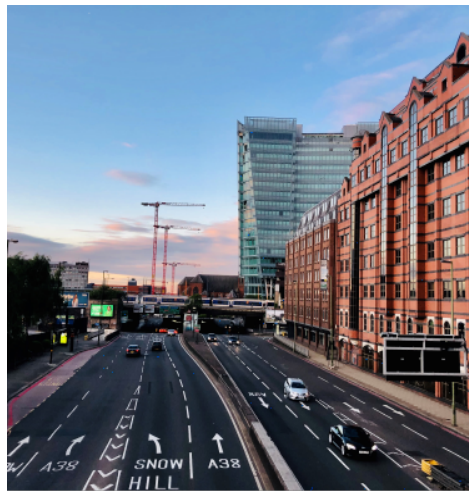
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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 £7,800 per annum (exclusive).

SERVICE CHARGE

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

BUSINESS RATES

Rateable Value: £9,600

The property may qualify for 100% Small Business Rates Relief, subject to the occupier meeting the relevant eligibility criteria. Interested parties are advised to make their own enquiries with Birmingham City Council to confirm their individual liability and entitlement to any relief.

VAT

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

VIEWING

Viewings are strictly by prior appointment via Siddall Jones.

LEGAL FEES

Each party to bear their own costs

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



Ryan Lynch
0121 638 0500
ryan@siddalljones.com

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