

OFFICE | FOR SALE

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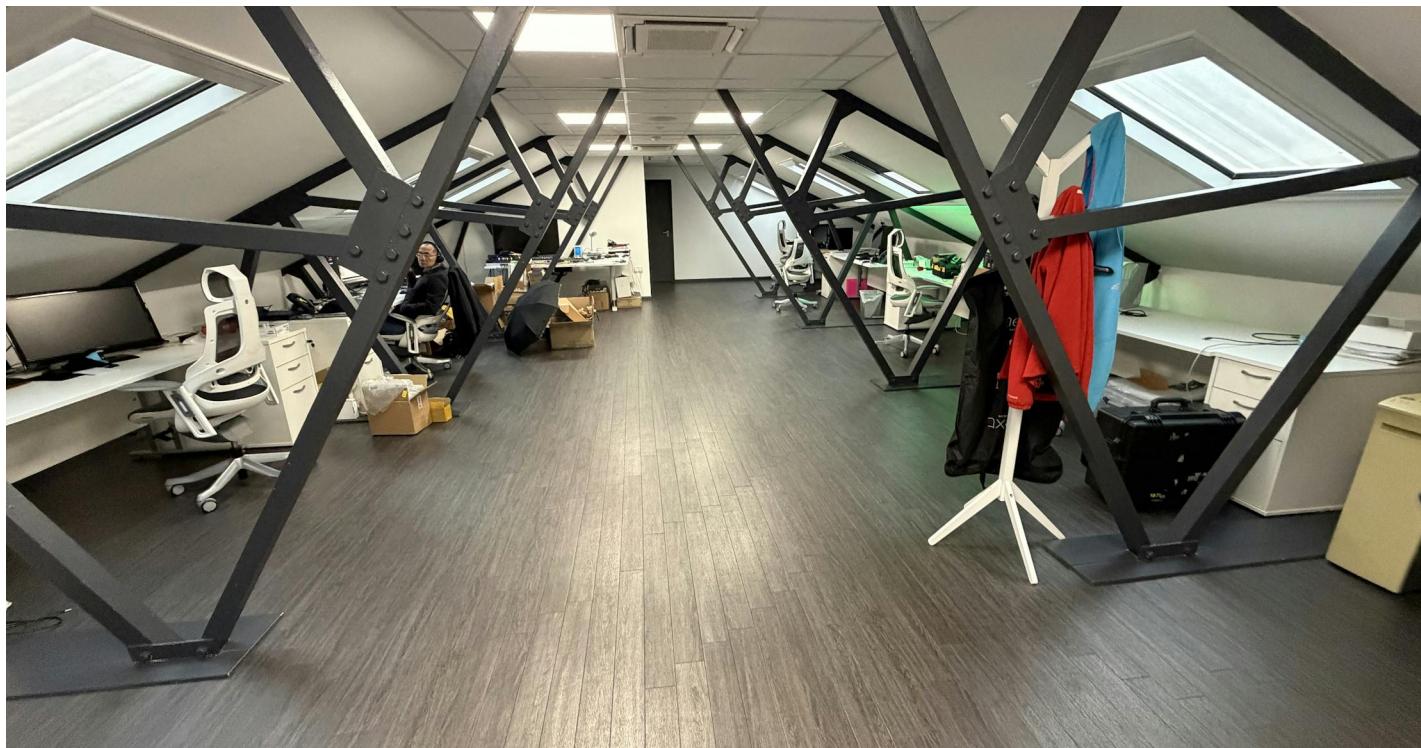


109-111 POPE STREET, JEWELLERY QUARTER, BIRMINGHAM, B1 3AG  
3,722 SQ FT (345.79 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

## Modern Office Premises Located in Heart of Jewellery Quarter

- NIA 3,722 ft<sup>2</sup>
- Offers in the region of £825,000
- Modern Fit-out
- Ideal for Office, Training or Event Space
- Media/ Cinema Demonstration Room
- Kitchen & WC Facilities
- Private Directors Office
- EV Charging Point
- High Specification AV Systems

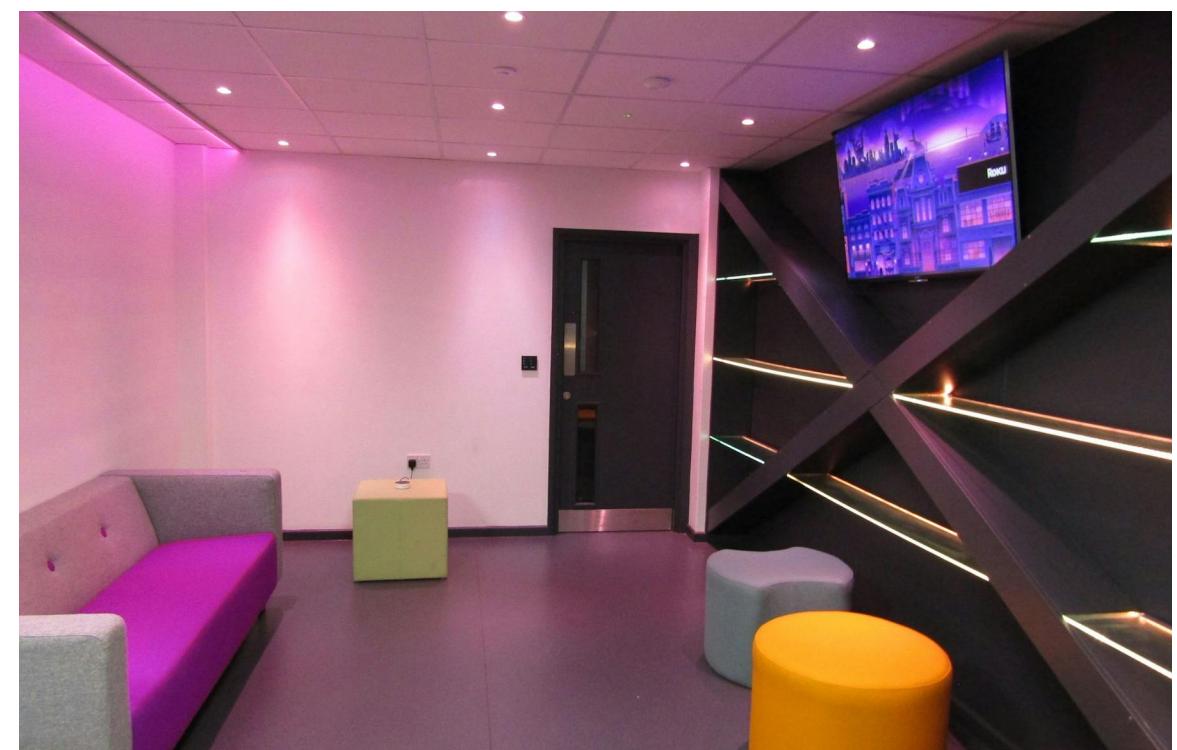


## DESCRIPTION

The property comprises a modern commercial building with a steel-truss structure and a two-storey brick-built frontage with a flat felted roof. It has been fully refurbished to provide high-quality office, training, and demonstration accommodation across both floors. The ground floor is accessed via a biometric-controlled Hörmann entrance door into a lobby with stairwell to the first floor. Facilities include a boardroom, storage rooms, kitchen, disabled WC, rear open-plan training/office space, and an internal garage/loading bay with electric Hörmann roller shutter door and integrated EV charging point. AV installations include multi-screen video walls and integrated CCTV display capability.

The first floor offers cellular and open-plan office accommodation, including two front office suites, a kitchen, and a large roof-space office with nine workspace pods featuring integrated lighting controls. Additional areas include a directors' office with privacy glazing, a media/cinema demonstration room, and ancillary storage.

The building benefits from a comprehensive Lutron HomeWorks automation system managing lighting, blinds, occupancy sensors and scene settings, with automated blinds to all main windows and roof lights. High-specification AV systems provide touchscreen displays, multi-room distribution and integrated control points. Heating and cooling are via a Daikin air-conditioning system, supplemented by a gas boiler supplying towel radiators and hot water. All technologies—including access control, lighting, blinds, HVAC, AV and data—are integrated through a centralised head-end, creating a coordinated commercial environment suited to office, training or specialist operational use.



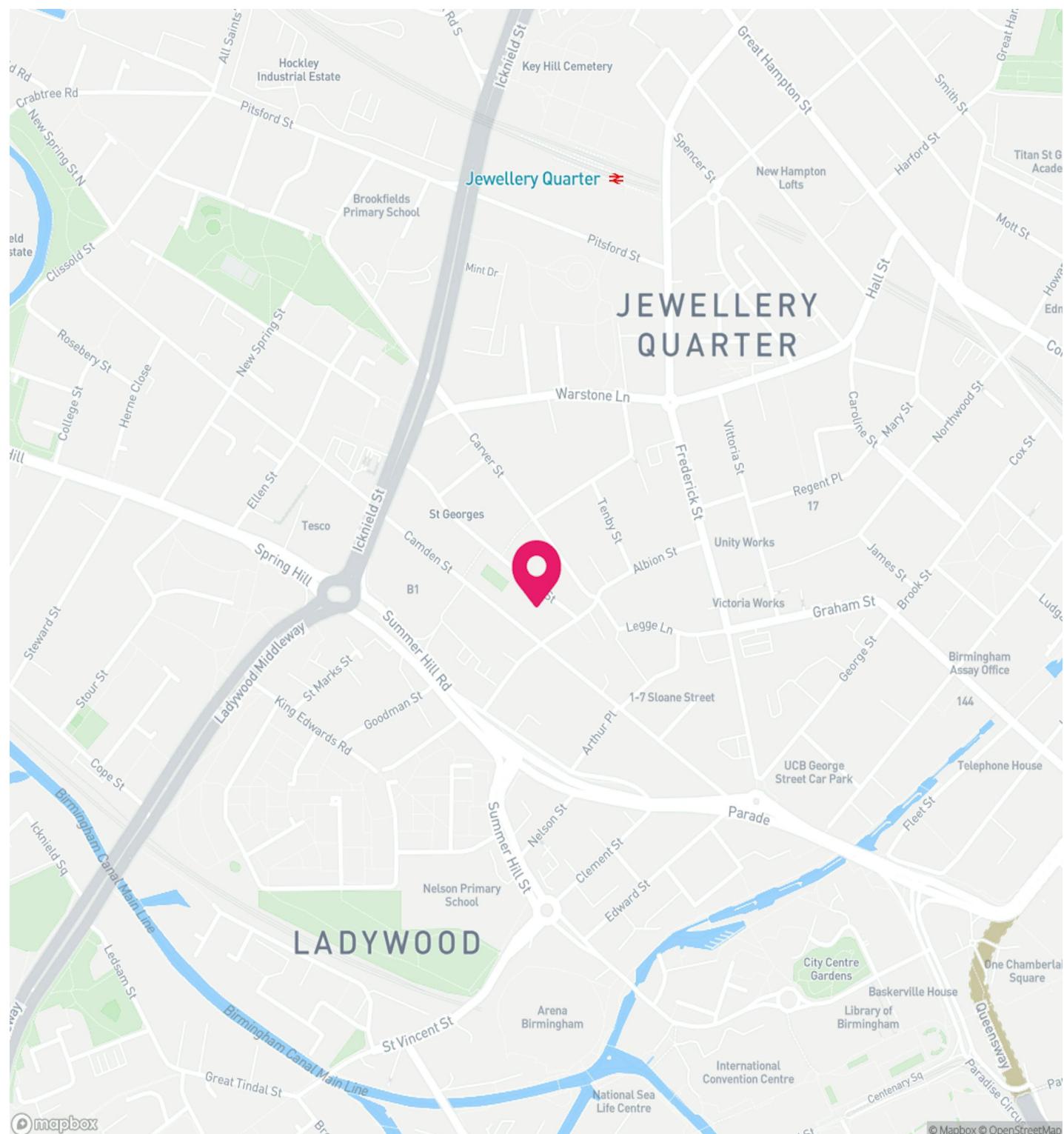
## LOCATION

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The property is located on Pope Street, near its junction with Albion Street, in the heart of Birmingham's historic and vibrant Jewellery Quarter.

Positioned just 100 metres from the landmark Clock Tower, the premises benefit from close proximity to the Jewellery Quarter's retail core and are within easy walking distance of both the train and metro stations.

The location also provides excellent road links, with the inner ring road at Icknield Street nearby. Birmingham City Centre lies approximately one mile away, while the popular St Paul's Square is less than half a mile from the property.



## 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:

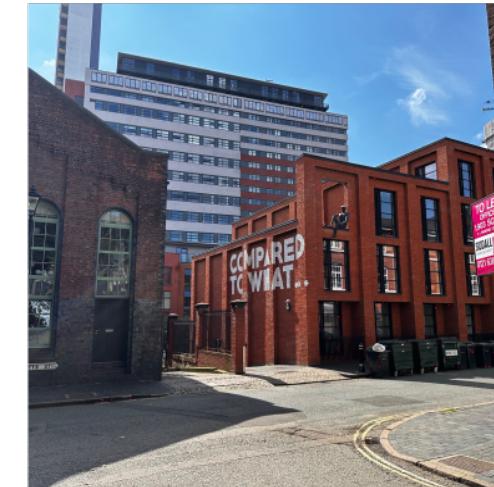
- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

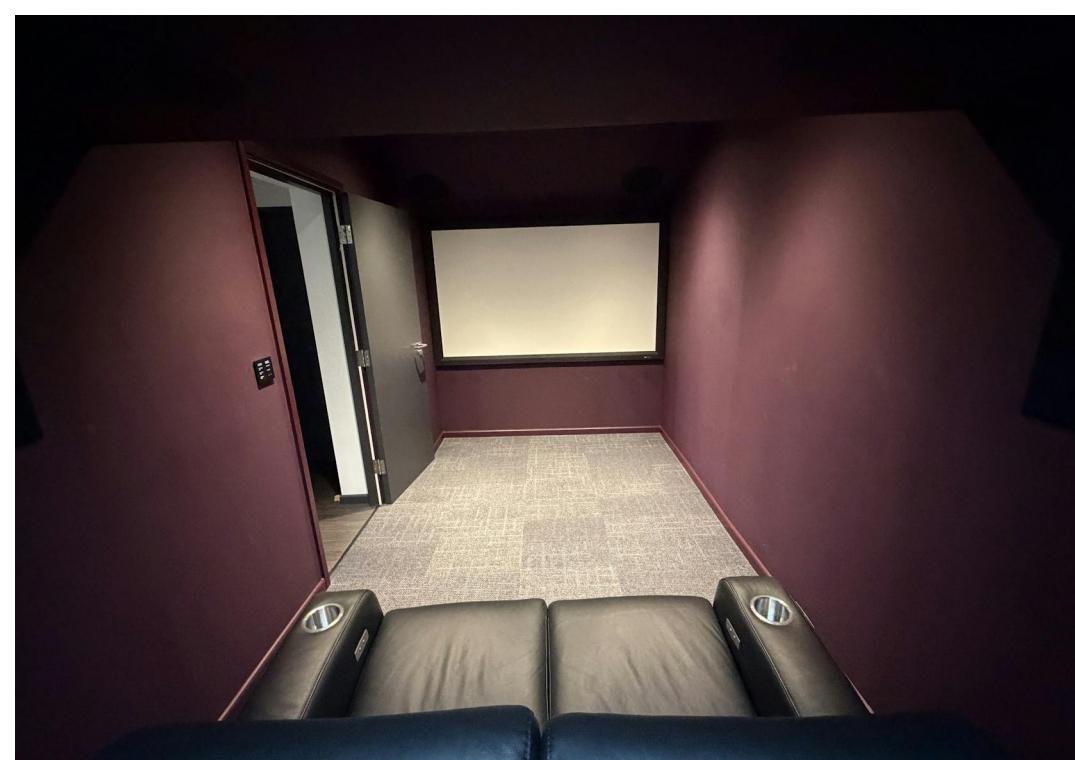
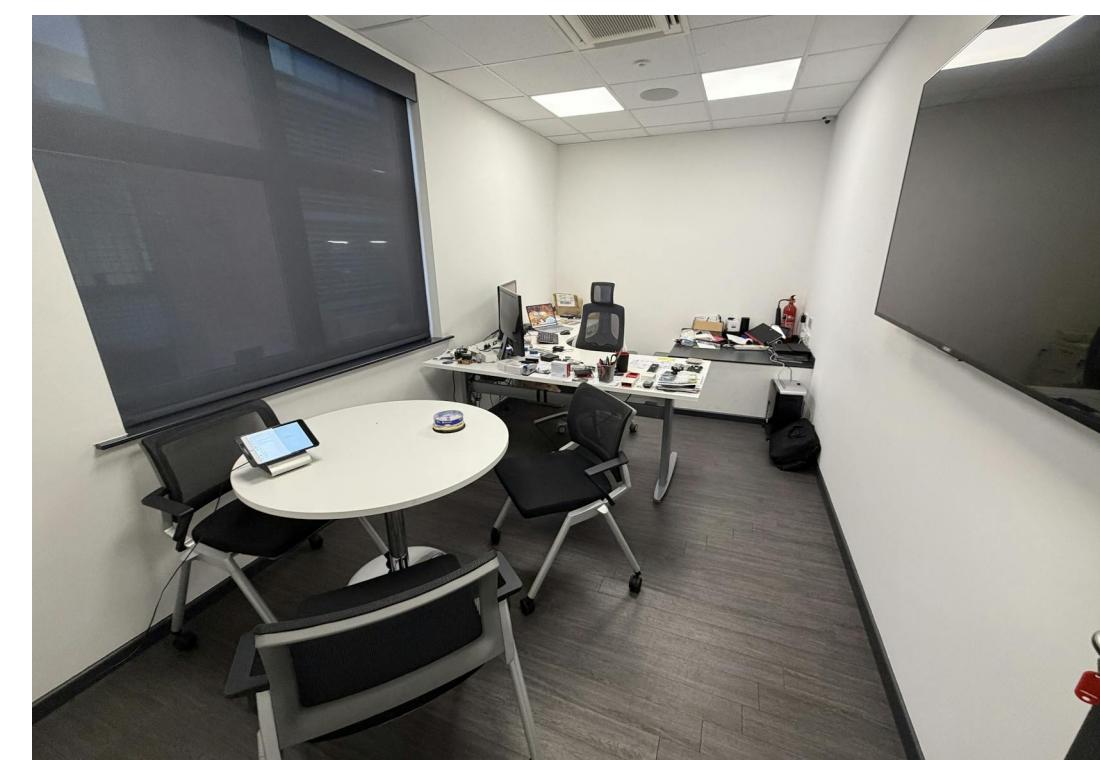
For a more affordable option, consider picking up a meal from the local Tesco and enjoying it in the park surrounding St Paul's Church. It's a perfect spot to relax and get some fresh air during your workday.

### 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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## 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.

## RATEABLE VALUE

£14,500

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## PRICE

Offers in the region of £825,000

## POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

## 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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