

OFFICE | TO LET

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35-38 RIVER STREET, DIGBETH, BIRMINGHAM, B5 5SA

1,388 SQ FT (128.95 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

First Floor Office Premises Located in Digbeth
with WC & Kitchenette Facilities

- NIA 1,388 ft2
 - Quoting Rental £17,500 PA
 - First Floor Office with Separate Meeting Room
 - Bookable Conference Room
 - WC and Kitchenette Facilities
-



DESCRIPTION

The property is situated on River Street which leads between Fazeley Street and Floodgate Street, close to its junction with Great Barr Street in the Digbeth area of Birmingham.

Great Barr Street provides access to A4540 Lawley Middleway, approximately 0.5 miles south of the A38 Aston Expressway which leads onto the wider national motorway network at J6 of the M6 motorway (Spaghetti Junction).

Birmingham City Centre lies approximately 1/4 mile east with both New Street and Moor Street stations and the Bullring Shopping Centre within walking distance.



LOCATION

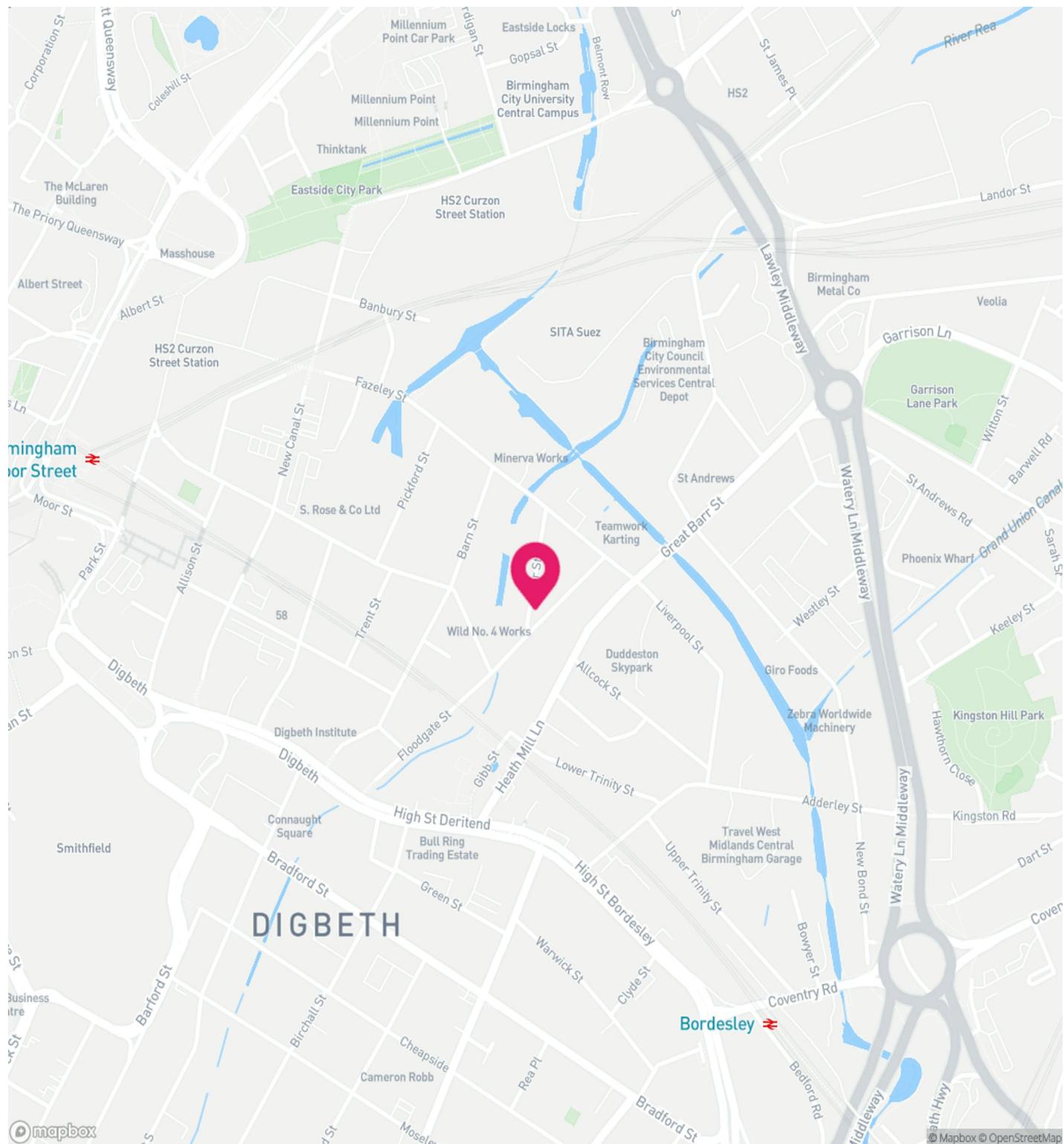
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The property comprises a first floor office suite located within 35-38 River Street.

The suite is accessed via a communal mag-locked door, entrance hallway and feature stairwell.

The office comprises of a self-contained suite benefitting from excellent natural lighting, gas-fired heating, suspended ceiling with inset LED lighting and air-conditioning unit with the benefit of a separate meeting room.

WC and kitchenette facilities are also provided.



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

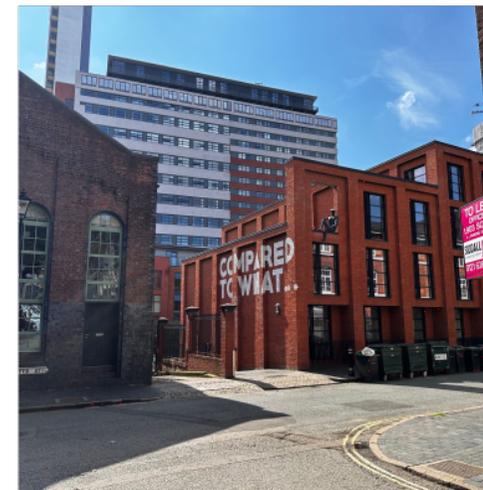
This area is a lively hub with a wide selection of bars, restaurants, cafes, and shops to explore. Popular spots include:

- 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.

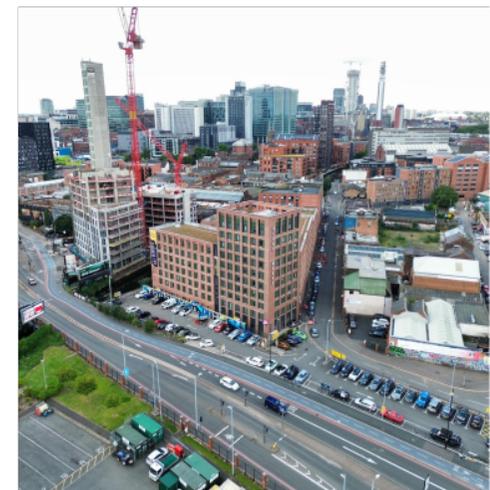
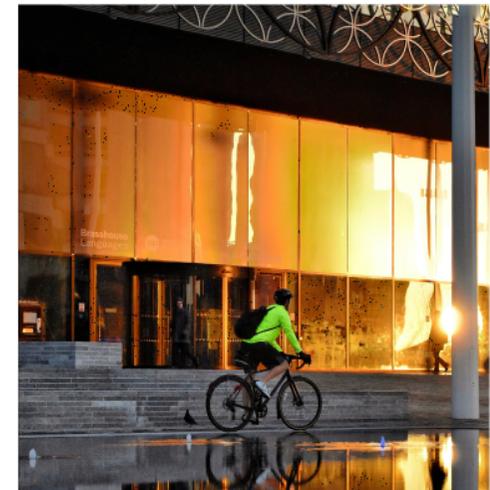
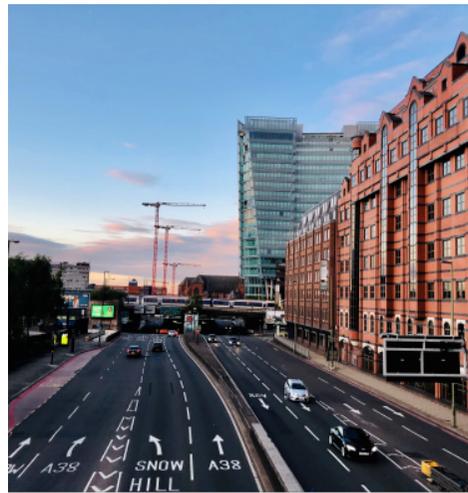
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!



SERVICES

We understand that the building benefits from all mains services.

The agent has not tested the suitability of the connections and recommends that interested parties carry out their own investigations.

The services to the office are not metered and therefore a service charge will be applied to recover a fair proportion of the usage.

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

LEASE

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

RENT

£17,500 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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