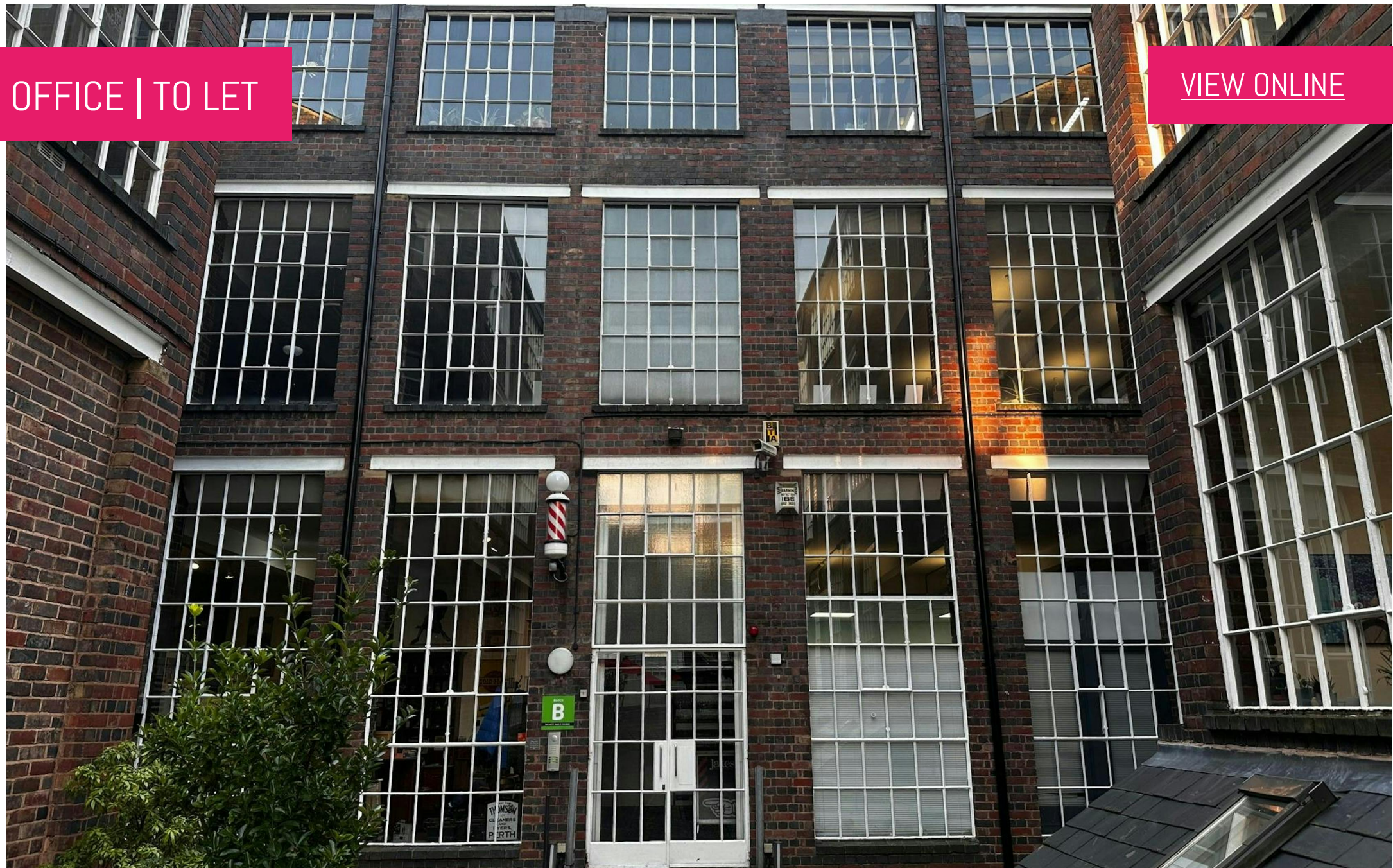


OFFICE | TO LET

[VIEW ONLINE](#)



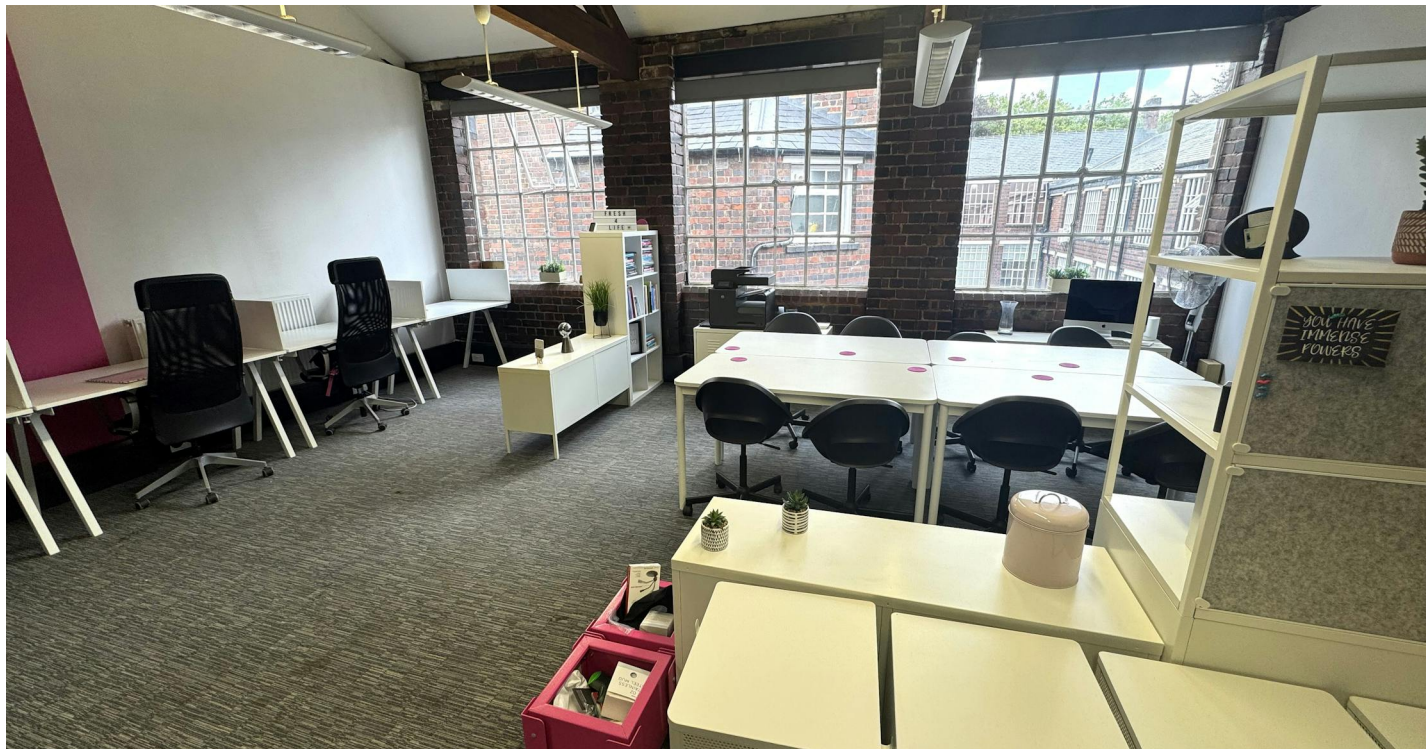
SUITE 12, 50-54 ST PAUL'S, BIRMINGHAM, B3 1QS

586 SQ FT (54.44 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Characterful Self Contained Studio/Office
Space Located on St Paul's Square

- Character Features
 - Walking distance to St Paul's and Snow Hill Stations
 - Located on Historic St. Paul's Square
 - Nearby F&B operators include St Paul's House, Soda, Maneki Ramen, Indian Brewery and Cucina Rustica
 - Open Plan Layout
 - WC and Kitchen Facilities
 - Available furnished via separate negotiation
-

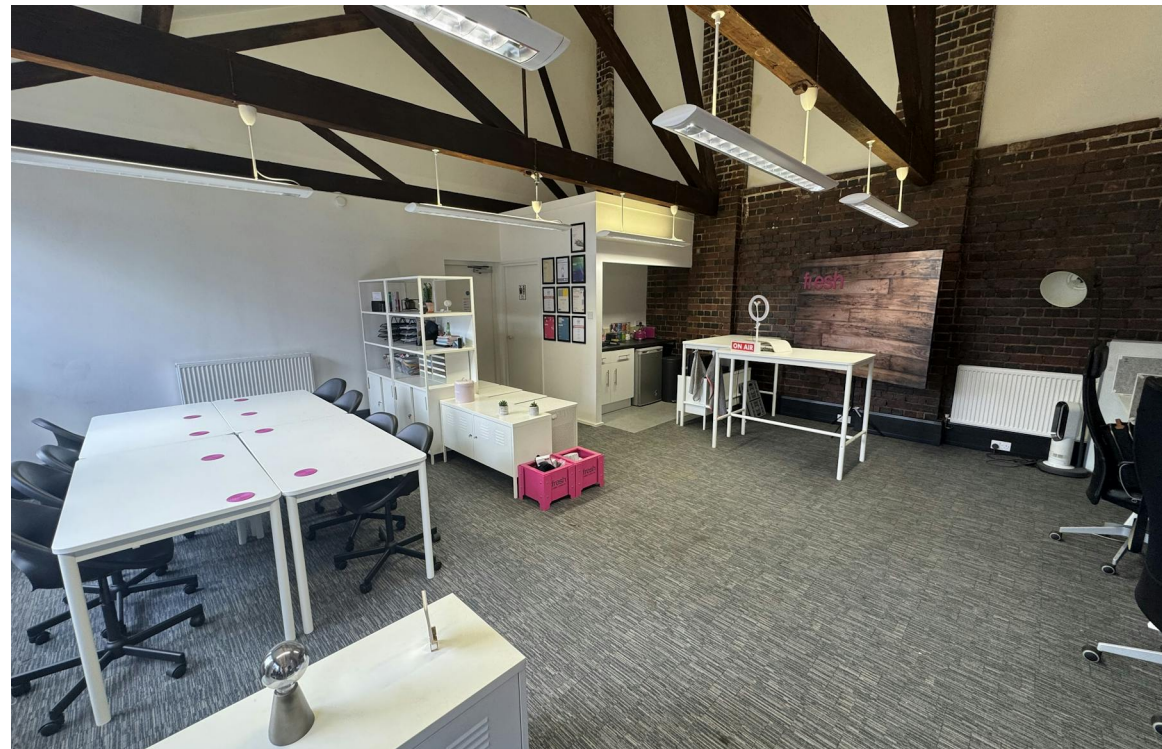


DESCRIPTION

The second-floor office suite is accessed via a secure mag-lock entry door system and a communal stairwell.

The suite provides open plan loft style office space with a variety of characterful features including a vaulted ceiling with exposed timber trusses, exposed brickwork walls and large casement windows providing excellent natural light. Further benefits include gas-fired central heating, carpet tiled flooring and suspended lighting.

The suite provides an open plan kitchenette and unisex WC.

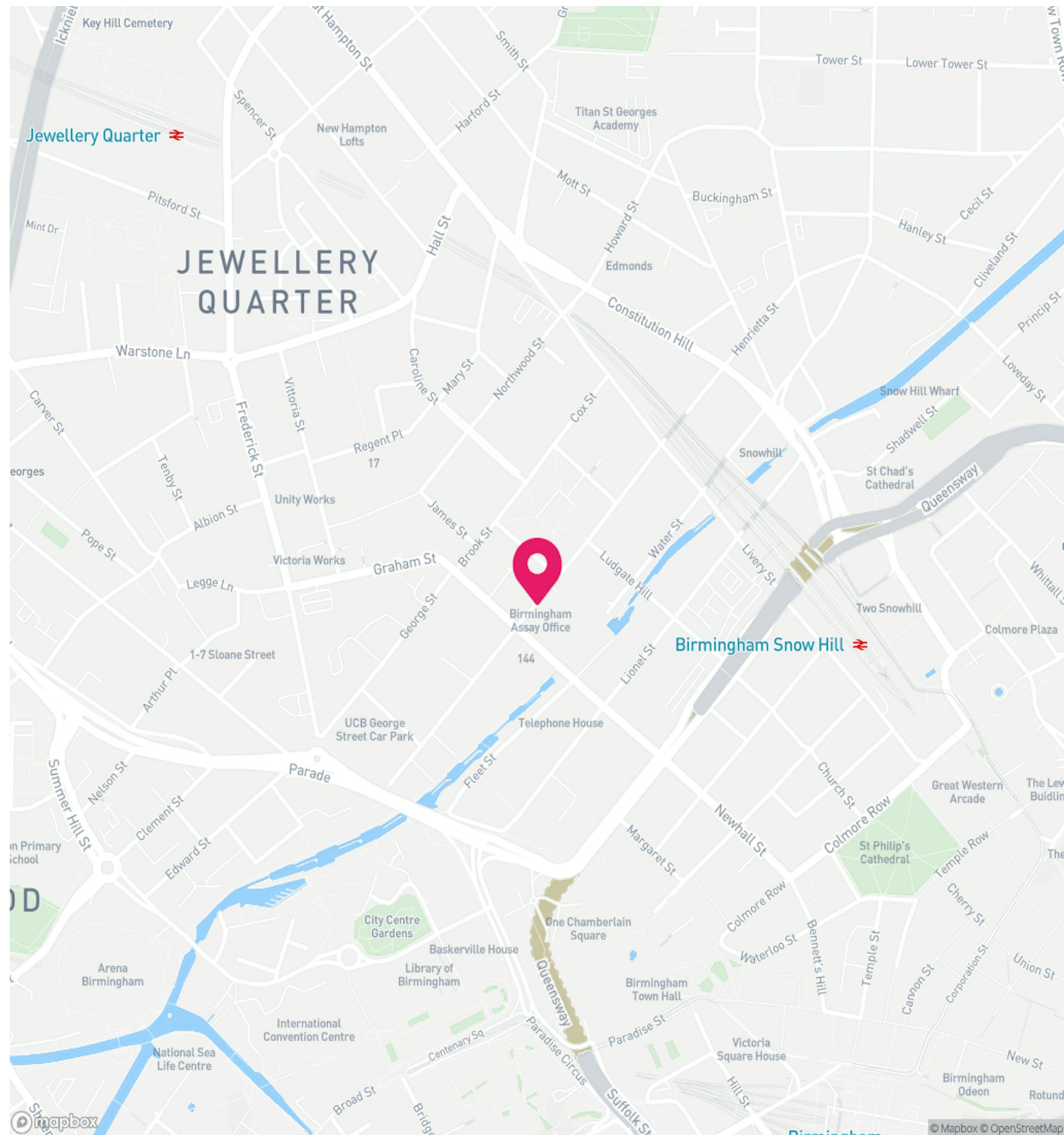


LOCATION

The property is situated off St Paul's Square in Birmingham's historic and vibrant Jewellery Quarter.

St Paul's Square lies to the west of Ludgate Hill which in turn adjoins Great Charles Street Queensway providing ring road access to the City Centre and A38(M) Aston Expressway and linking with J6 of the M6 approximately 2 miles distant.

Snowhill and New Street rail stations are both within walking distance and several bus services are located close by.



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

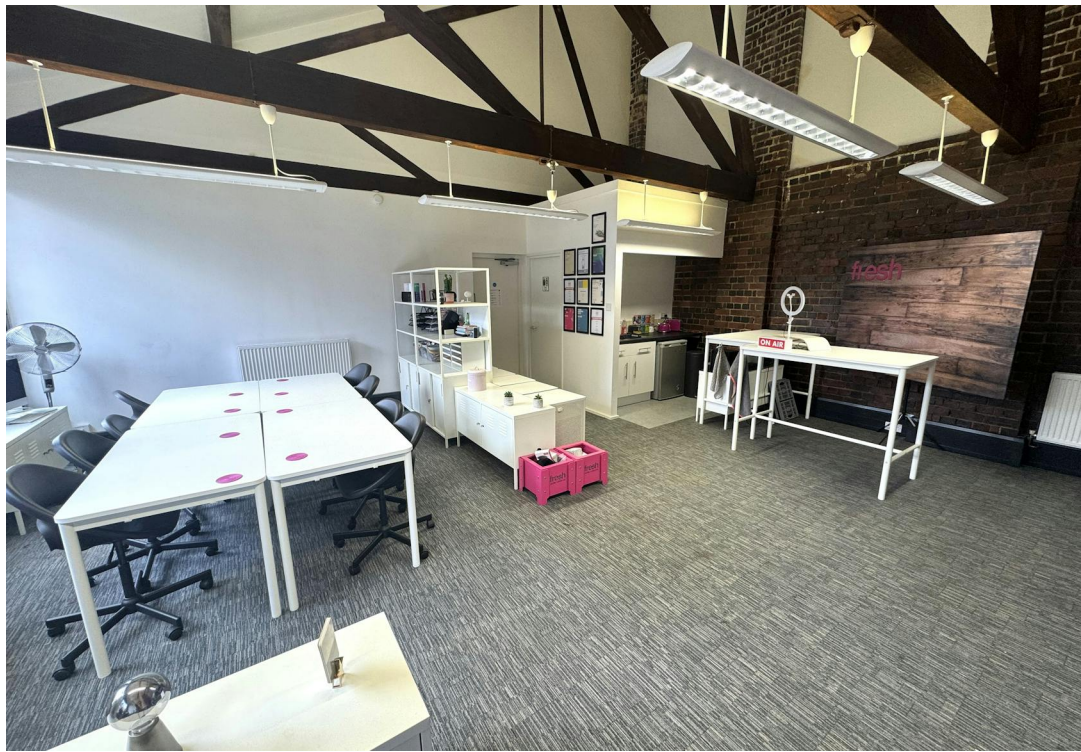
For a more affordable option, consider picking up a meal from the local Tesco and enjoying it in the park surrounding St Paul's Church. It's a perfect spot to relax and get some fresh air during your workday.

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.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

SERVICE CHARGE

£3,000 per annum A service charge is levied to cover the cost of maintenance of the communal parts, insurance and gas usage for the building.

RATEABLE VALUE

£7,100. The suite benefits from small business rates exemption, subject to occupier qualification

VAT

Applicable

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

£11,000 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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