

OFFICE | FOR SALE

[VIEW ONLINE](#)



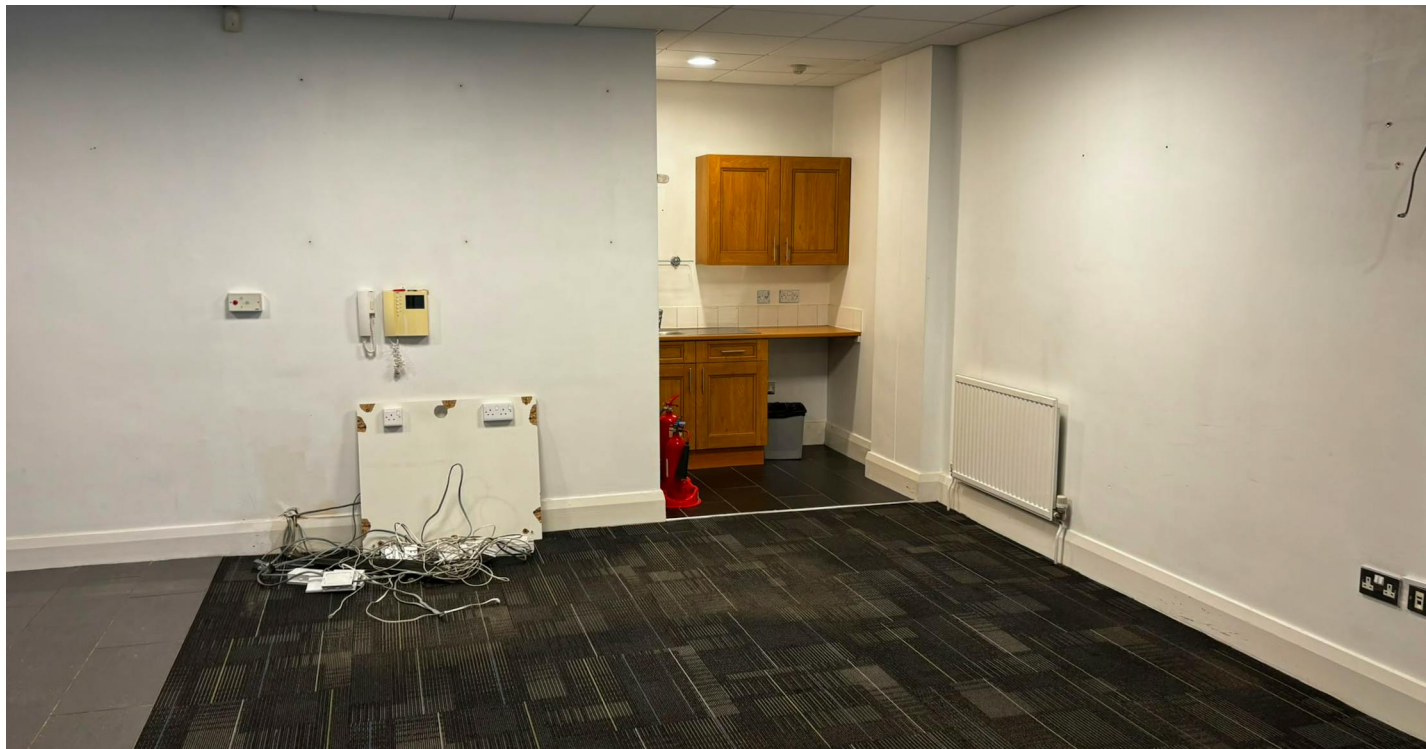
CHARTER HOUSE, 163 NEWHALL STREET, BIRMINGHAM, B3 1SW

3,911 SQ FT (363.34 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Four Storey Modern Office Premises with Secure Parking in the Jewellery Quarter

- Air Conditioning
 - Jewellery Quarter Location
 - Freehold
 - Shower Facilities
 - Secure Parking
 - Excellent Transport Links
-



DESCRIPTION

The building consists of a mid terrace modern four storey office building of traditional brick construction, understood to have been built in the early 1990s.

Accommodation is arranged over ground, first, second and third floors. Each floor has its own WC and kitchen facilities.

The ground floor is accessed off Newhall Street and comprises an attractive reception area with meeting rooms off. The ground floor can also be accessed from the rear car park.

A stairwell leads to the first, second and third floors, all of which are in an open plan configuration. The specification includes the following:

- Carpeted floors
- Floor boxes
- Perimeter trunking
- Suspended ceilings



LOCATION

163 Newhall Street is in a prominent position fronting Newhall Street, close to the junction with Charlotte Street. It is ideally located very close to St Paul's Square, and the central business district is circa a six minute walk.

The building is very well located, being circa 3 miles from Junction 6 of the M6 motorway, which links directly on to the national motorway network.

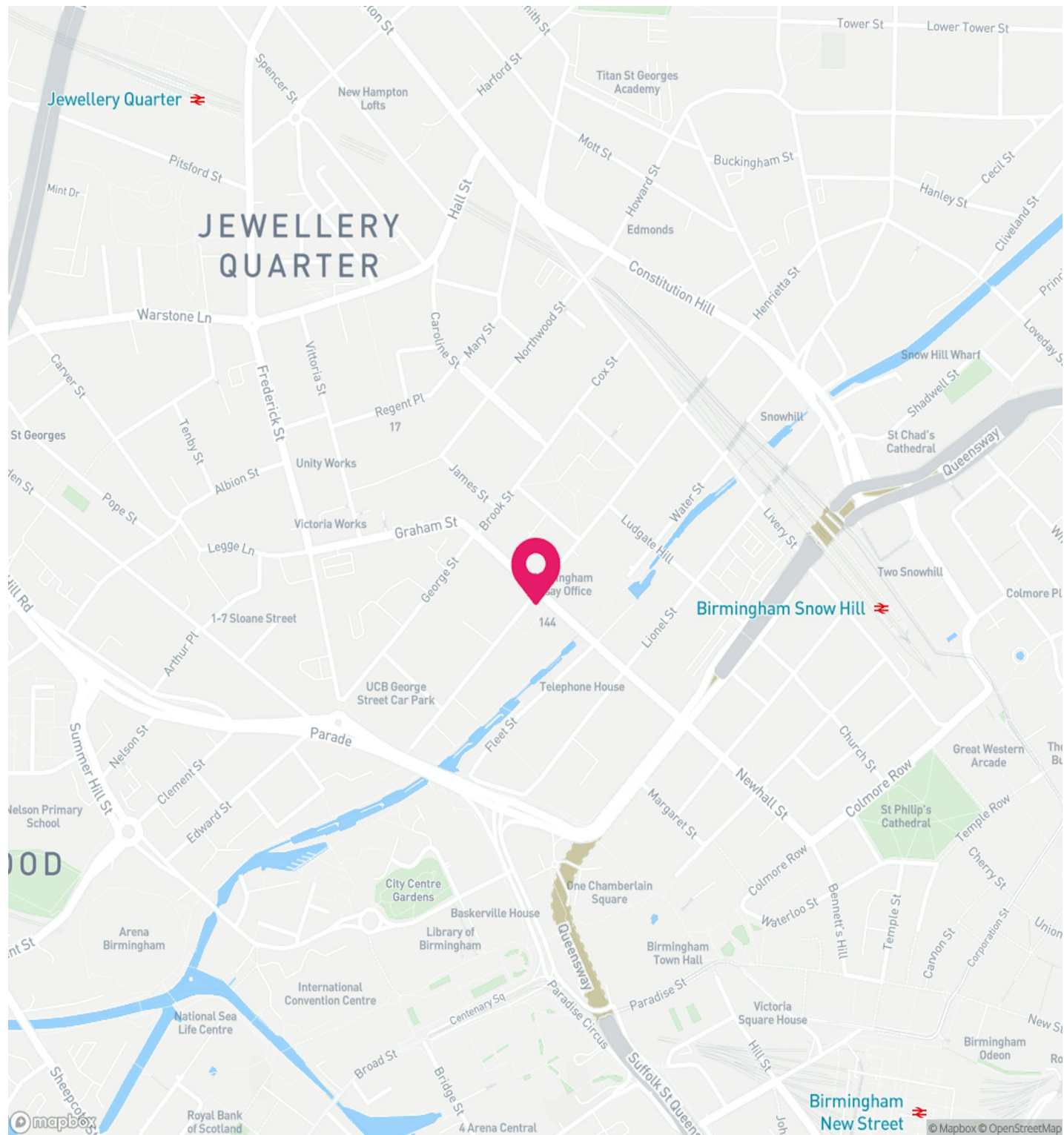
It is also located nearby to:

St Paul's Square (0.1 miles)

Bull Ring (0.8 miles)

Colmore Row (0.3 miles)

The building is also in close proximity to Birmingham Snow Hill station (0.3 miles)



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.

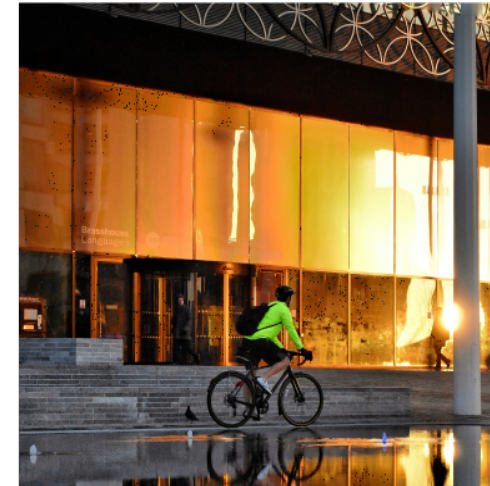
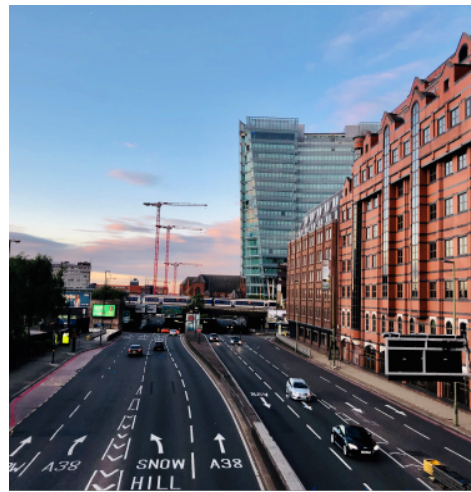
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

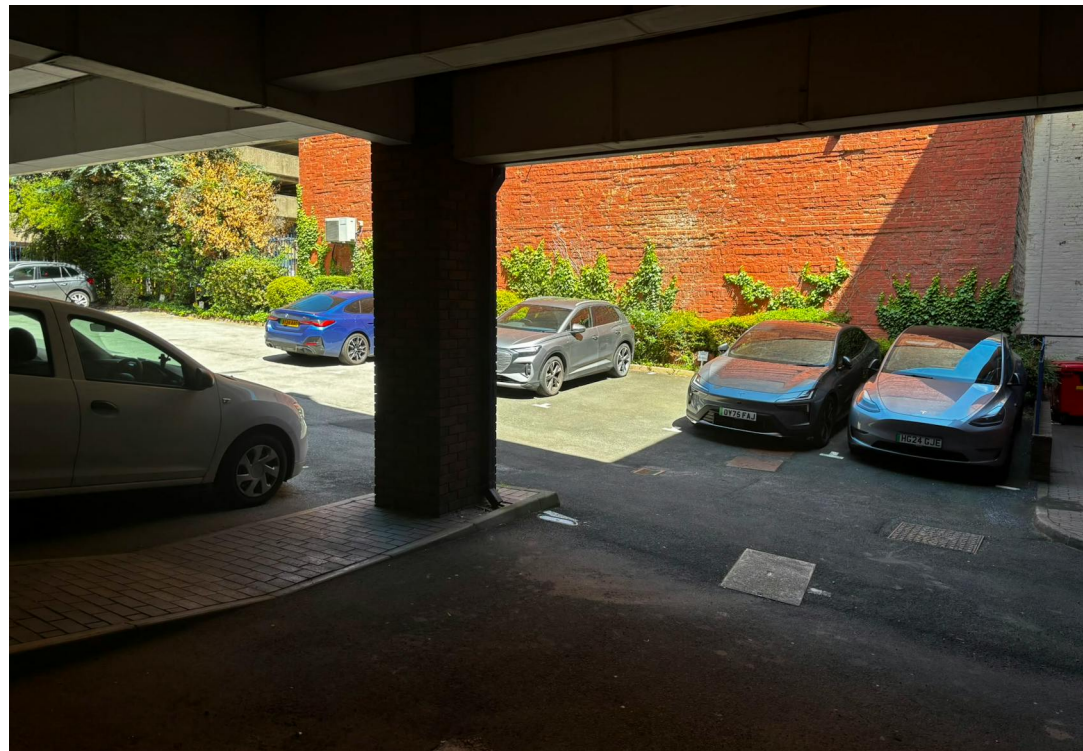
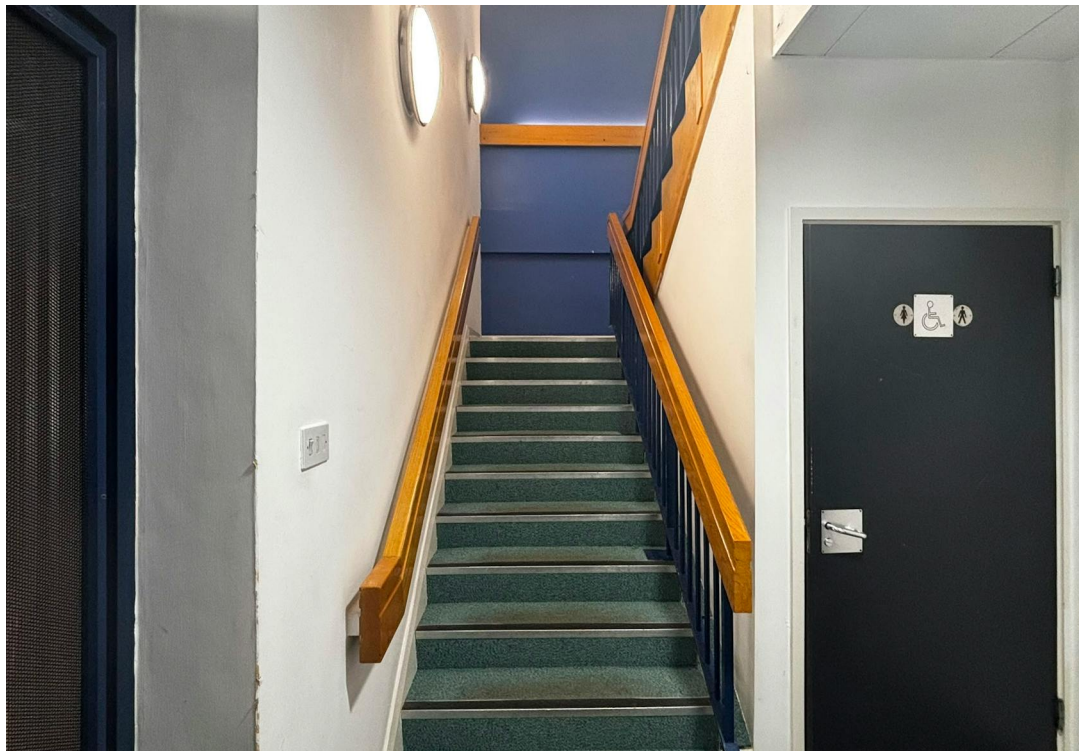
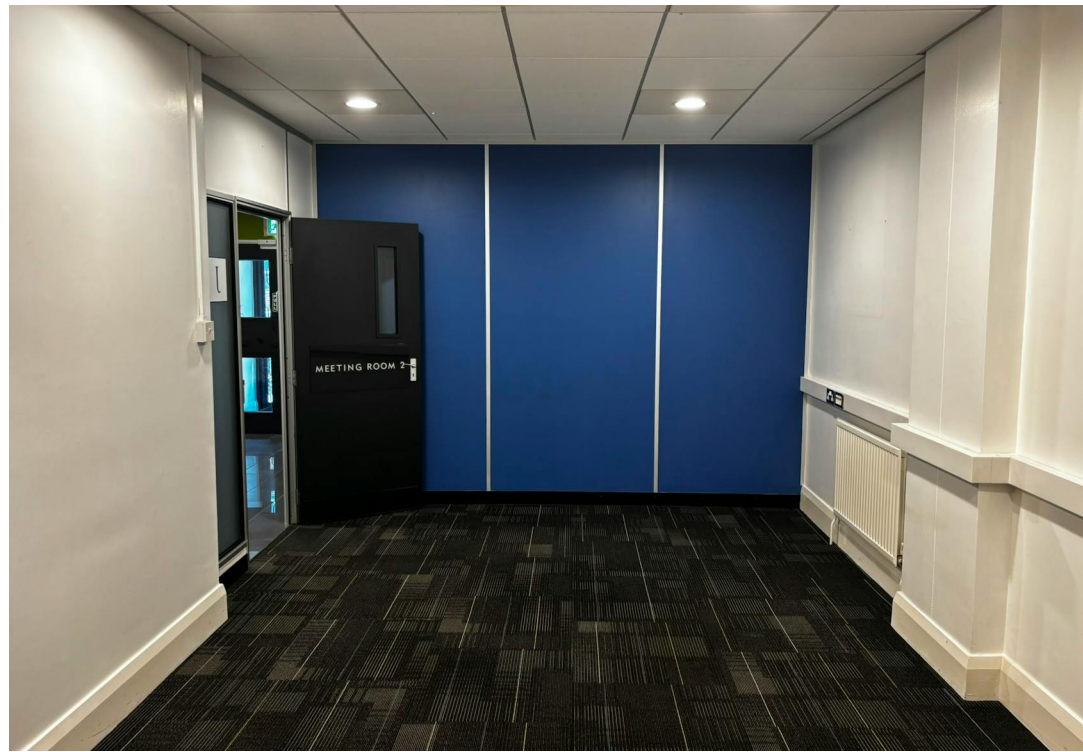
Central location, global reach: A strategic location offers quick train connections:

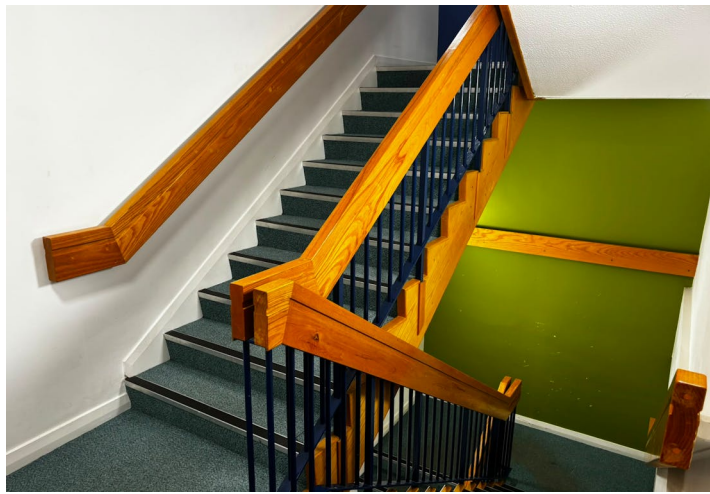
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

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!







AVAILABILITY

Name	sq ft	sq m	Availability
Ground	738	68.56	Available
1st	1,132	105.17	Available
2nd	1,127	104.70	Available
3rd	913	84.82	Available
Total	3,910	363.25	

TENURE

The building is available on a freehold basis with vacant possession on completion of a sale.

It should be noted that the three car parking spaces are held on a long leasehold basis.

BUSINESS RATES

The Rateable Value as listed on the Valuation Office Agency website is as follows:

Ground, First & Second Floors £42,000 Third Floor £10,750

ESTATE CHARGE

An estate charge is payable in respect of the upkeep of the car park.

FIXTURE & FITTINGS

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

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.

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

PRICE

£825,000

EPC

B

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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