

OFFICE, RETAIL | FOR SALE

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THE ORB, 105 CARVER STREET, JEWELLERY QUARTER, BIRMINGHAM, B1 3AP
1,440 SQ FT (133.78 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Office Premises in the Jewellery Quarter
with 2 Car Parking Spaces Available

- 2x Car Parking Spaces Included in the lease
 - Large Glazed Frontage
 - Cat IIII Lighting
 - Air Conditioning
 - WC & Kitchen Facilities
 - Board Room
-



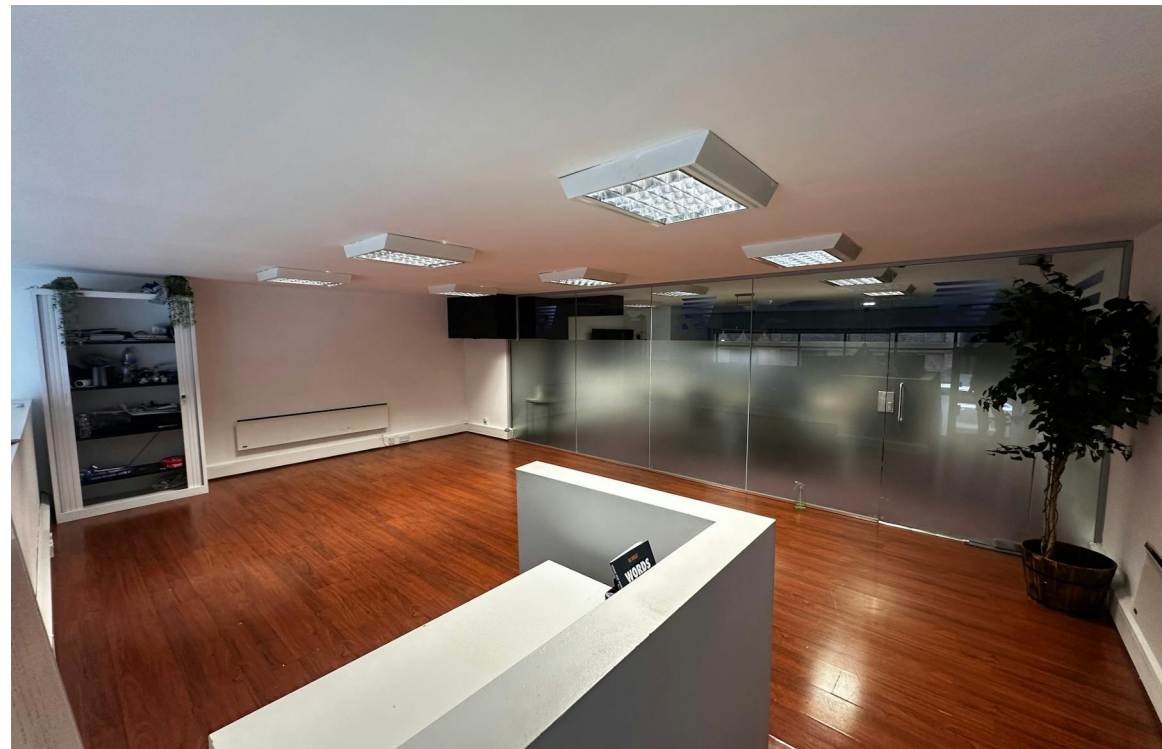
DESCRIPTION

The property comprises a modern front door office premises with large glazed frontage and pedestrian access off Carver Street.

The property is arranged over a ground and first floor split level with the ground being open plan with wood flooring, emulsion coated walls, CAT III lighting, air conditioning, CAT 5 perimeter trunking, kitchen and WC facilities.

The first floor comprises an open plan office area with wood flooring and a full height glass partitioned board room. Internal security shutters and intruder alarm are also provided.

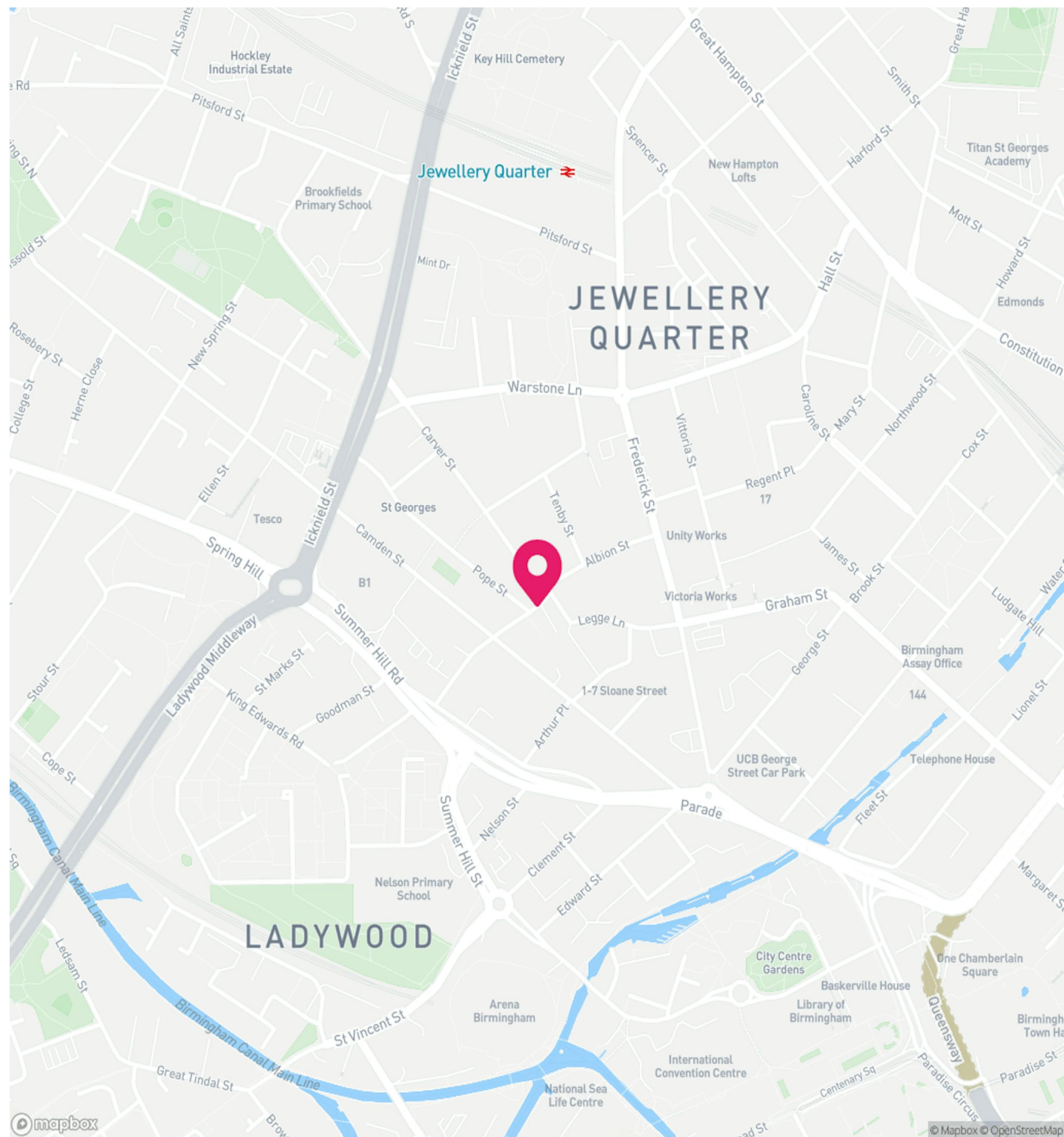
Car parking is provided via a secure gated car park with two spaces being included within the lease.



LOCATION

The property is situated along Carver Street in the heart of Birmingham's historic and vibrant Jewellery Quarter within walking distance of the Jewellery Quarter train and metro station.

The premises are well located for access to the inner ring road at Icknield Street with Birmingham City Centre approximately 1 mile distant and the attractive St Pauls Square within 1/2 mile.



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.

SIDDALLJONES.COM



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.

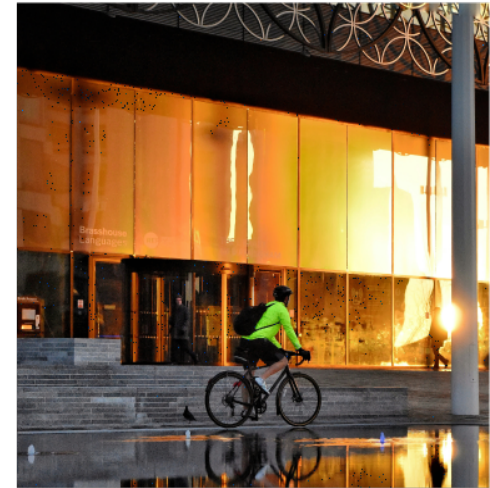
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!





SERVICE CHARGE

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

CAR PARKING

Two secure, gated car parking space is available as part of the transaction.

SERVICE CHARGE

£3,505.14 per annum

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in excess of £250,000

EPC

C (71)

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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