

OFFICE, OTHER | TO LET

[VIEW ONLINE](#)



JQ1, 32 GEORGE STREET, BIRMINGHAM, B3 1QG

1,400 SQ FT (130.06 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

A Modern Fully Fitted Ground Floor Office  
Available for Immediate Occupation

- Impressive Ground Floor Office Suite
- Self Contained
- Large Glazed Frontage to George Street
- Fully Fitted
- Air Conditioned
- Available at £21,000 per annum exclusive



## DESCRIPTION

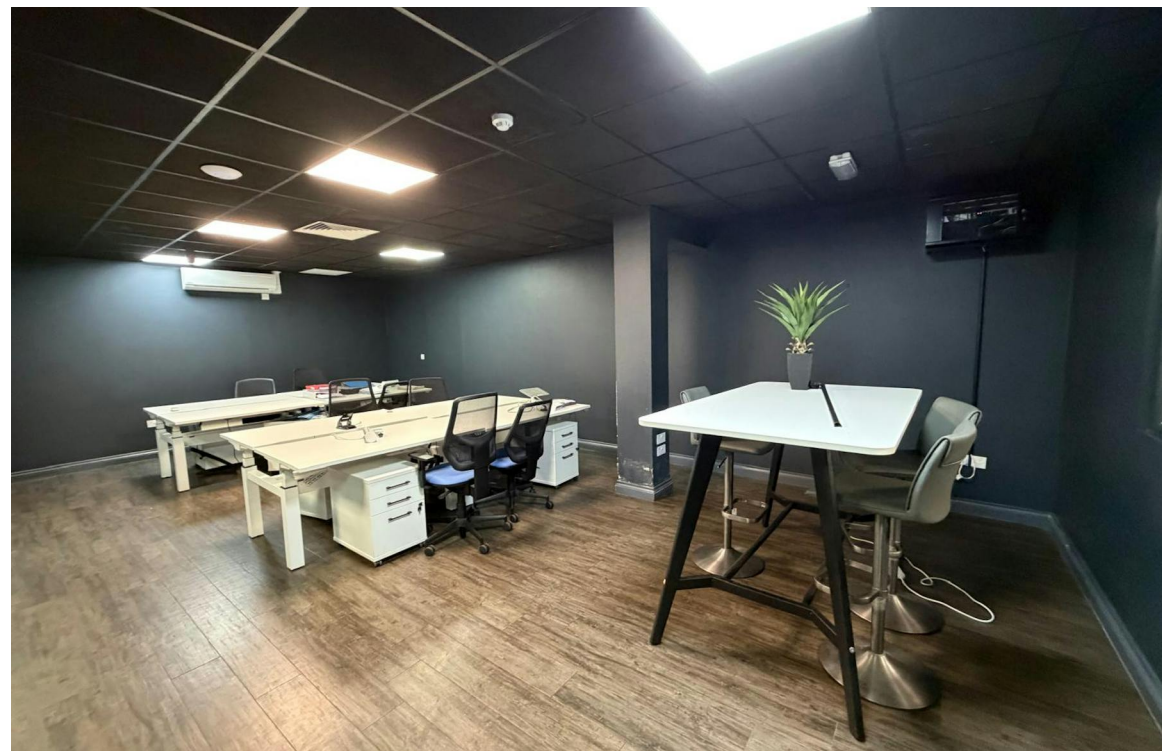
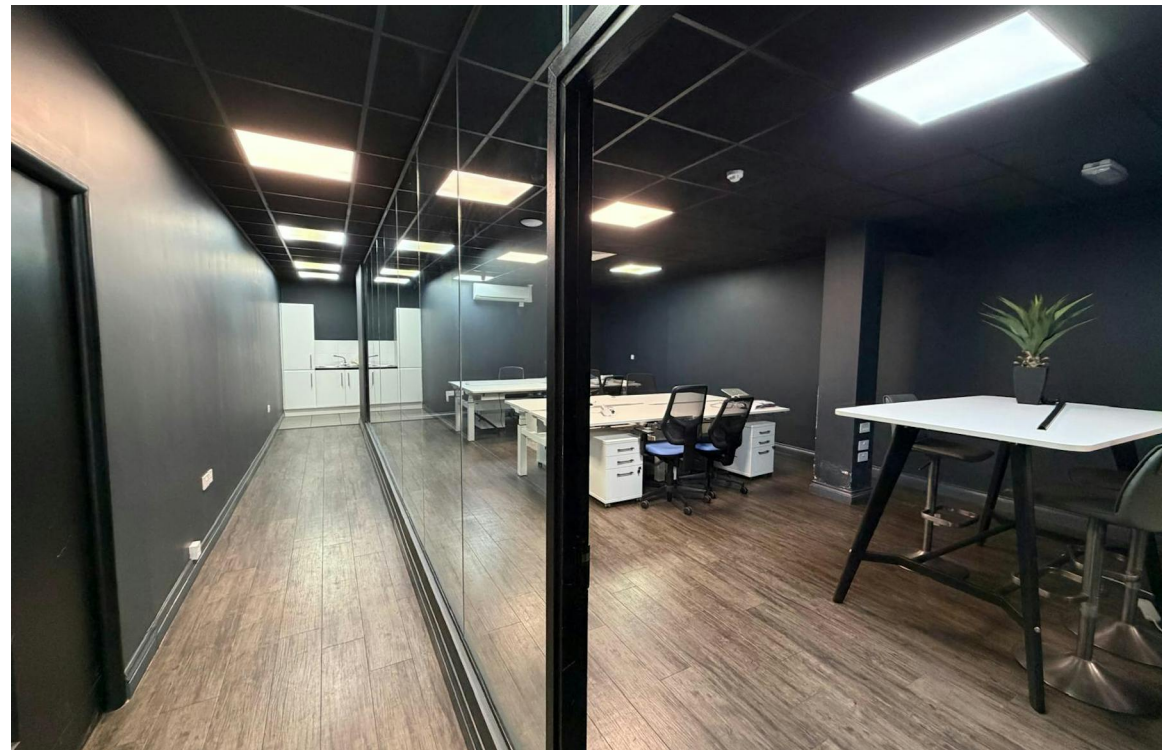
The property comprises a self-contained ground floor commercial unit which has been fitted to an exceptionally high standard, providing contemporary office accommodation ready for immediate occupation.

The accommodation is accessed via an impressive fully glazed reception frontage, creating a bright and welcoming arrival experience for staff and visitors alike. Internally, the premises benefit from a spacious reception area incorporating a striking glazed partitioned meeting room.

Beyond the reception area, a central corridor leads to a large open-plan office together with additional zoom room or office. To the rear of the property are extensive staff facilities including a fully fitted kitchen, storage areas and generous WC accommodation.

Specification highlights include:

- Prominent fully glazed frontage.
- Contemporary reception and client waiting area.
- Open-plan office accommodation.
- Fully fitted staff kitchen.
- Large WC facilities.
- Suspended ceilings incorporating LED lighting.
- Air-conditioning throughout.
- Perimeter power and data cabling.
- Hardwood-effect flooring.
- Modern glazed partitioning.
- Ready for immediate occupation with minimal fit-out required.



## LOCATION

The property occupies a prominent position on George Street within Birmingham City Centre, forming part of the highly regarded St Paul's Square and Jewellery Quarter district.

George Street is recognised as one of Birmingham's most established business locations, providing a mix of professional offices, residential developments, restaurants, cafés and leisure amenities. The area has become increasingly popular with creative, technology, financial and professional service occupiers attracted by its character environment and excellent connectivity.

The property is situated within easy walking distance of St Paul's Square, Colmore Business District and Birmingham City Centre, whilst also benefiting from immediate access to a wide range of cafés, bars, restaurants and everyday amenities.

Transport connections are excellent, with both Jewellery Quarter and Snow Hill railway stations located nearby, providing direct links across Birmingham and the wider West Midlands. The property also benefits from convenient access to the A38(M), Birmingham Ring Road and the national motorway network via Junctions 6 and 7 of the M6.



## 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.





## SERVICE CHARGE

£2,635.34 per annum

## RATEABLE VALUE

£21,250. Based on April 2026 Valuation

## 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

£21,000 per annum

## POSSESSION

The property is immediately available following the completion of legal formalities.

## EPC

C

## 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



**Edward Siddall-Jones**

0121 638 0500  
edward@siddalljones.com



**Sophie Froggatt**

0121 638 0500  
sophie@siddalljones.com



**Scott Rawlings**

0121 638 0500  
scott@siddalljones.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 02/06/2026

# SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



SIDDALLJONES.COM