

OFFICE | TO LET / FOR SALE

[VIEW ONLINE](#)



3 CHURCH COURT, COX STREET, ST PAULS SQUARE, BIRMINGHAM, B3 1RD
2,344 SQ FT (217.76 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Modern Office Building Situated Adjacent to St Paul's Square and Within Walking Distance of Birmingham City Centre

- Modern Office Premises
- Secure Courtyard Development
- Open Plan Flexible Layout
- Fitted to a High Standard
- 3 Car Parking Spaces
- Suitable for Sub Division
- Well Located Close to St Pauls Square and Birmingham City Centre
- Can be Let/ Sold Furnished if Required



DESCRIPTION

The property comprises a modern office building situated within an attractive courtyard style development just off the much sought after St Pauls Square.

The property is arranged over three floors with the ground floor providing a reception area with WC facilities. The first floor offers predominantly open plan office accommodation finished to a high standard and benefitting from suspended ceilings, LED lighting, double glazing, perimeter power and data, air-conditioning, and a partitioned meeting room.

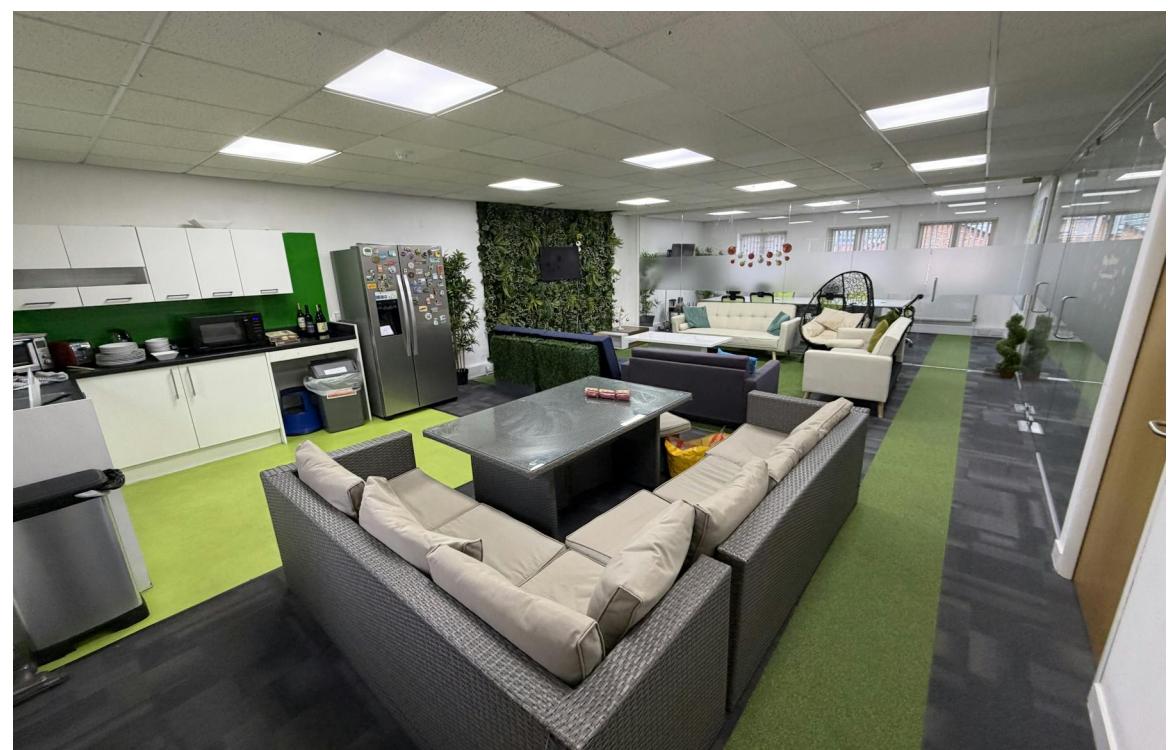
The second floor is of a broadly similar specification, however, also incorporates a large open-plan kitchen and breakout area together with a selection of full height glazed meeting rooms as well as a secure storage/ server room.

WC facilities are provided to each floor which would allow the property to be split into self contained suites if required.

The building has been extensively refurbished throughout and is presented to an excellent standard, allowing an occupier to move in immediately with minimal fit out required.

The property also benefits from central heating and three allocated car parking spaces, secured behind an electronically operated roller shutter.

There is also the option to acquire office furniture, desks, etc if required.

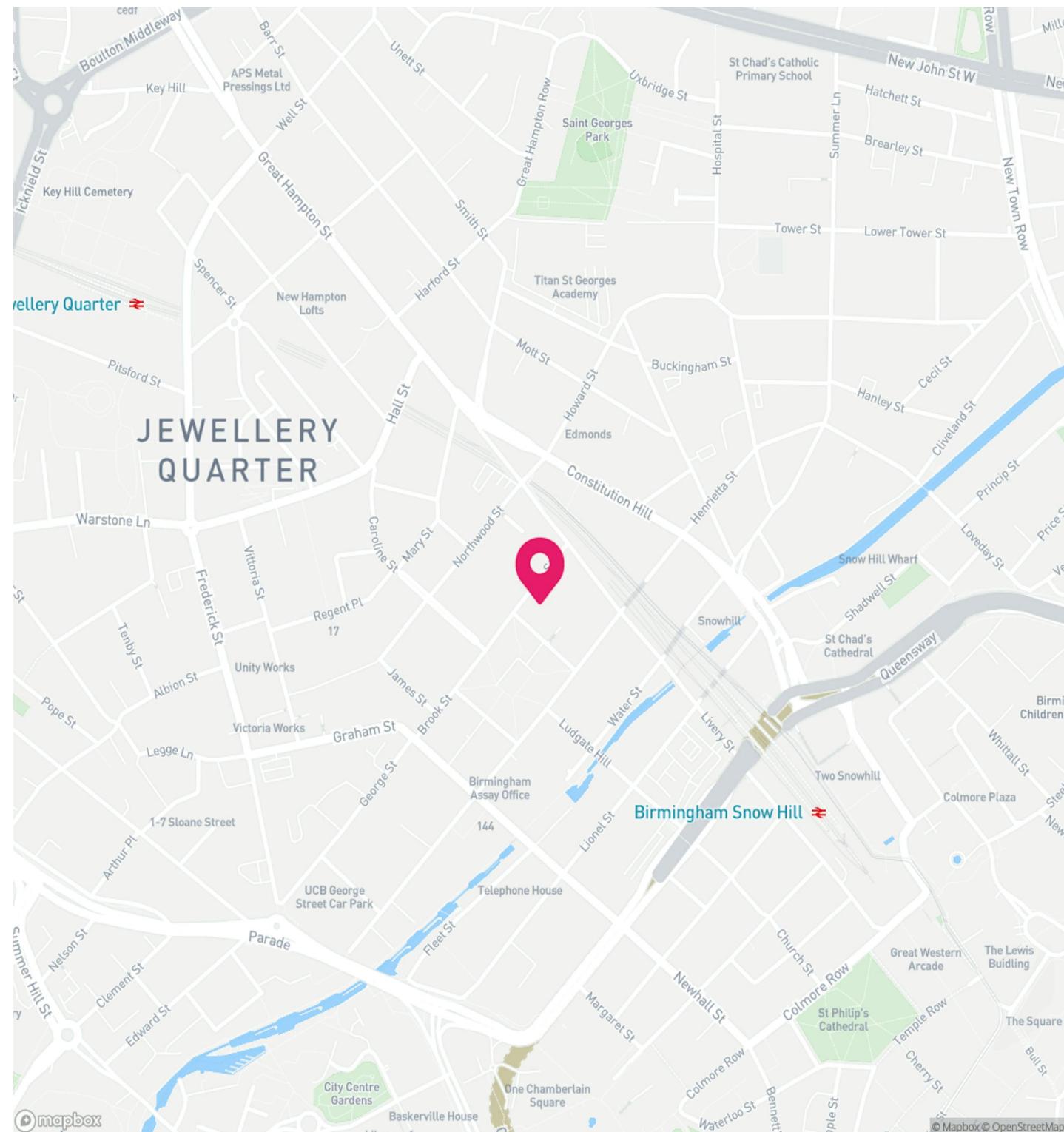


LOCATION

Church Court occupies a prominent position fronting Cox Street, adjacent to the highly regarded St Paul's Square and within comfortable walking distance of Birmingham City Centre.

The property benefits from excellent connectivity, with swift access to the inner ring road and the A38(M) Aston Expressway, located less than one mile away, providing convenient routes across the city and beyond.

The surrounding area is exceptionally well served by public transport. Regular bus services operate nearby, while St Paul's and Jewellery Quarter metro and train stations are both within walking distance. Birmingham Snow Hill and New Street railway stations are also easily accessible, offering comprehensive regional and national rail connections.



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:

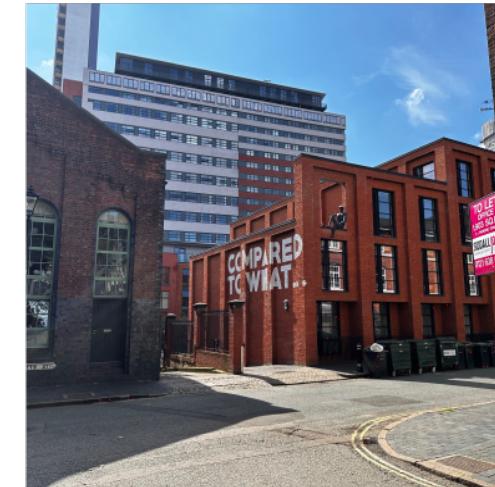
- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

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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SERVICE CHARGE

We understand a small service charge is payable in respect of the maintenance and upkeep of communal areas.

CAR PARKING

3x allocated spaces are included with the property.

PURCHASE PRICE

Offers in the region of £495,000, Subject to Contract

VAT & STAMP DUTY

VAT will be payable if renting or buying the property.

However, VAT may not be payable and stamp duty may be reduced, if the purchaser elects to buy the shell company that owns the property instead. The seller is happy for the buyer to take advice and choose either option.

POSSESSION

The property is available for occupation from Q2 2026.

RATEABLE VALUE

£24,500. Based on the whole property, as a single assessment

LEGAL FEES

Each party to bear their own costs

RENT

£38,500 per annum on a new lease with length and terms to be agreed.

POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

EPC

D (83)

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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