

OFFICE | TO LET

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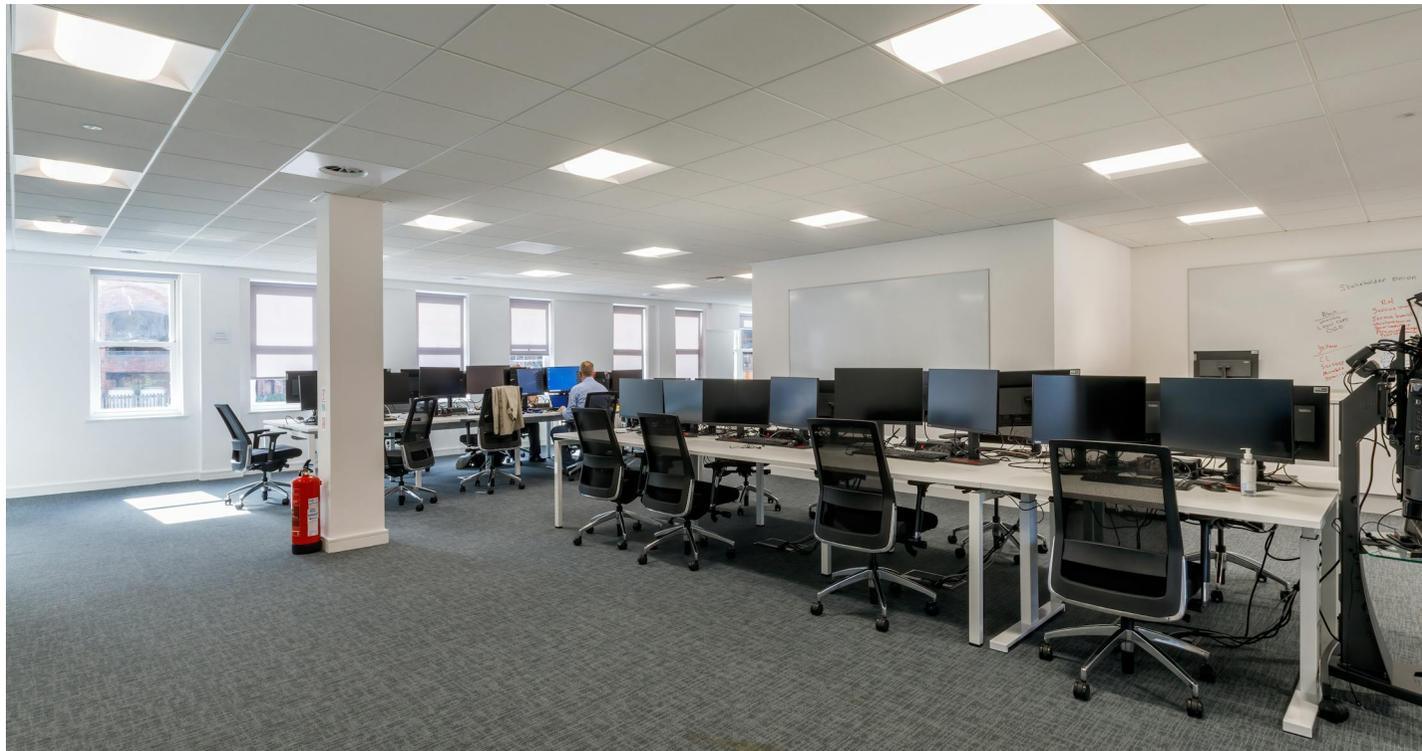
EDWARD HOUSE, QUAY PLACE, 92-93 EDWARD STREET, BIRMINGHAM, B1 2RA  
5,323 SQ FT (494.52 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

High Quality Ground Floor Office Accommodation  
Set Within A Secure Courtyard Estate With Car  
Parking And On Site Amenities

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- Modern Office Accommodation
  - Open Plan Layout
  - Air Conditioned Throughout
  - Landscaped Central Courtyard
  - Secure Gated Estate
  - On Site Café
  - Secure Car Parking
  - 24/7 Manned Security
  - Cycle Storage
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## DESCRIPTION

Quay Place offers a tranquil office environment arranged around a central landscaped courtyard, providing high quality accommodation finished to a modern standard while retaining a sense of character. The property also benefits from secure on-site car parking.

Access is via Edward Street, through 24-hour manned security gates and a staffed reception area.

The available suite has been refurbished to a high standard and is currently arranged in an open plan configuration. Communal shower facilities are available for tenant use.

Specification includes:

- LED lighting throughout
- Air conditioning
- Full access raised floors
- Carpet tile flooring
- Private W/Cs
- Secure car parking

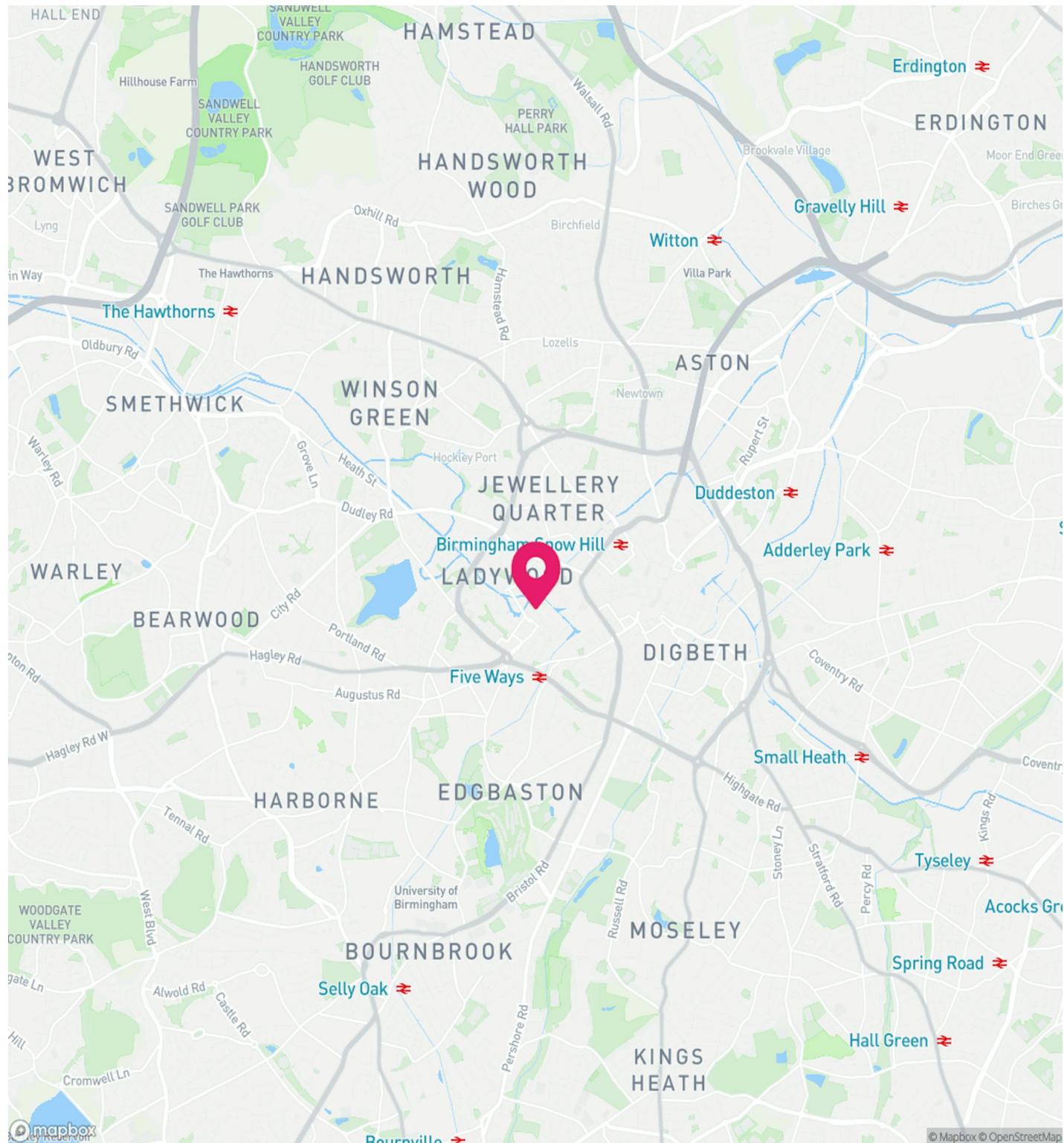


## LOCATION

The property is situated along Edward Street, within the A4540 ring road, with walk times of around five minutes to Brindleyplace, Centenary Square and the Paradise development.

The immediate area also provides some of the best leisure, conference and entertainment facilities in the UK. The Utilita arena is opposite the property and the International Convention Centre (ICC) and facilities at Centenary Square are also within a short walk, offering a diverse range of business and social events.

Communication links are excellent with convenient access to the M6 via the A38(M) and being within walking distance of both New Street and Snow Hill stations.



## 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

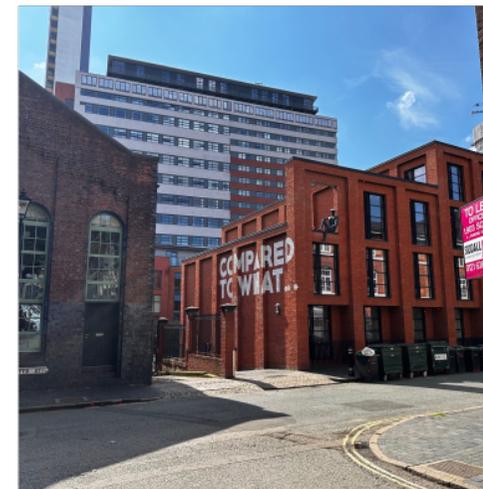
This area is a lively hub with a wide selection of bars, restaurants, cafes, and shops to explore. Popular spots include:

- 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.

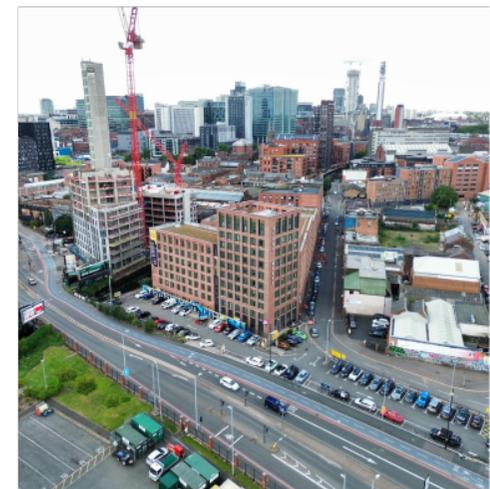
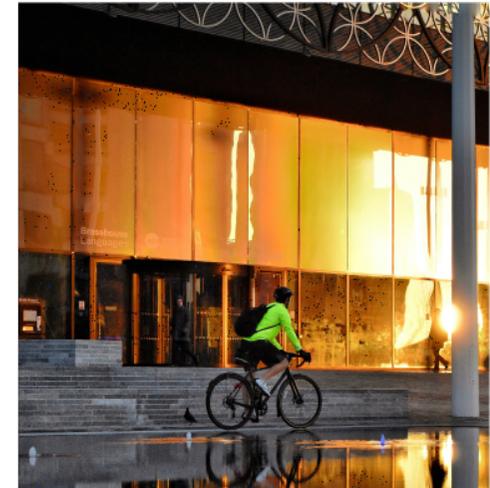
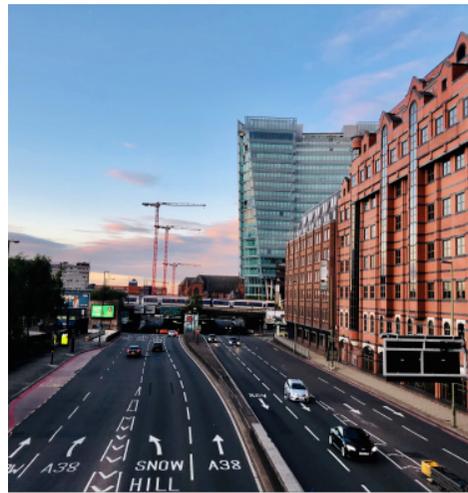
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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

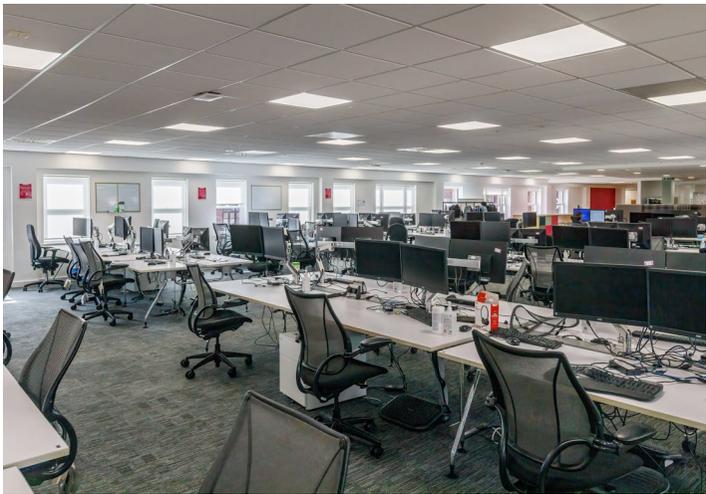
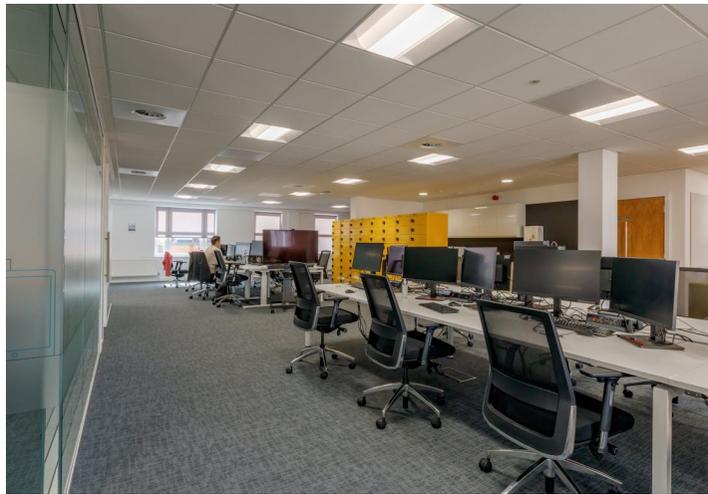
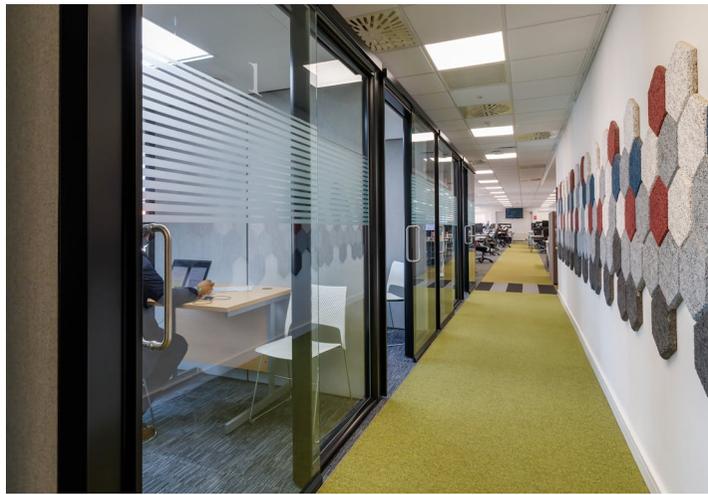
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**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!







## TERMS

The property is available on a new lease, with length to be agreed.

## SERVICE CHARGE

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

## VAT

All prices quoted are exclusive of VAT, which we understand is payable.

## LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## 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.

## AVAILABILITY

The property is available immediately upon completion of legal formalities.

## VIEWING

Please contact the joint agents Siddall Jones and CBRE.

## LEASE

The property is available to let on a new lease with length to be agreed.

## RENT

£17.50 per sq ft

## 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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[SIDDALLJONES.COM](https://www.siddalljones.com)