

OFFICE, RETAIL | TO LET

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ROYAL LONDON HOUSE, 35 PARADISE STREET, BIRMINGHAM, B1 2AJ

1,611 SQ FT (149.67 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Modern Commercial Premises Located in the Heart of Birmingham City Centre and Suitable for a Variety of Uses

- Prominent City Centre Premises
 - Located Opposite the Town Hall and the new Paradise Development
 - Suitable for a Variety of Uses
 - Open Plan Flexible Split Floor Layout
 - Fully Double Glazed Frontage
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DESCRIPTION

Located in the heart of Birmingham city centre, this prominent ground floor commercial unit offers exceptional visibility and accessibility on Paradise Street, directly opposite Birmingham Town Hall and the new Paradise office development. The property features a fully double glazed frontage with a pedestrian entrance leading into a spacious open-plan office area.

The ground floor includes high-quality office accommodation, complemented by rear amenities including a kitchen, toilets, and storage space.

A stylish steel and glass helical staircase leads to the lower ground level, which provides further open-plan office space along with a partitioned room ideal for additional office use or storage, plus an additional WC.

Key features include:

Prime central location with excellent footfall

Fully glazed shopfront with street presence

Open-plan layout across both floors

Suspended ceilings with inset lighting and spotlights

Gas central heating system

Laminate flooring to the ground floor

Welfare facilities including kitchen and WCs to both floors.

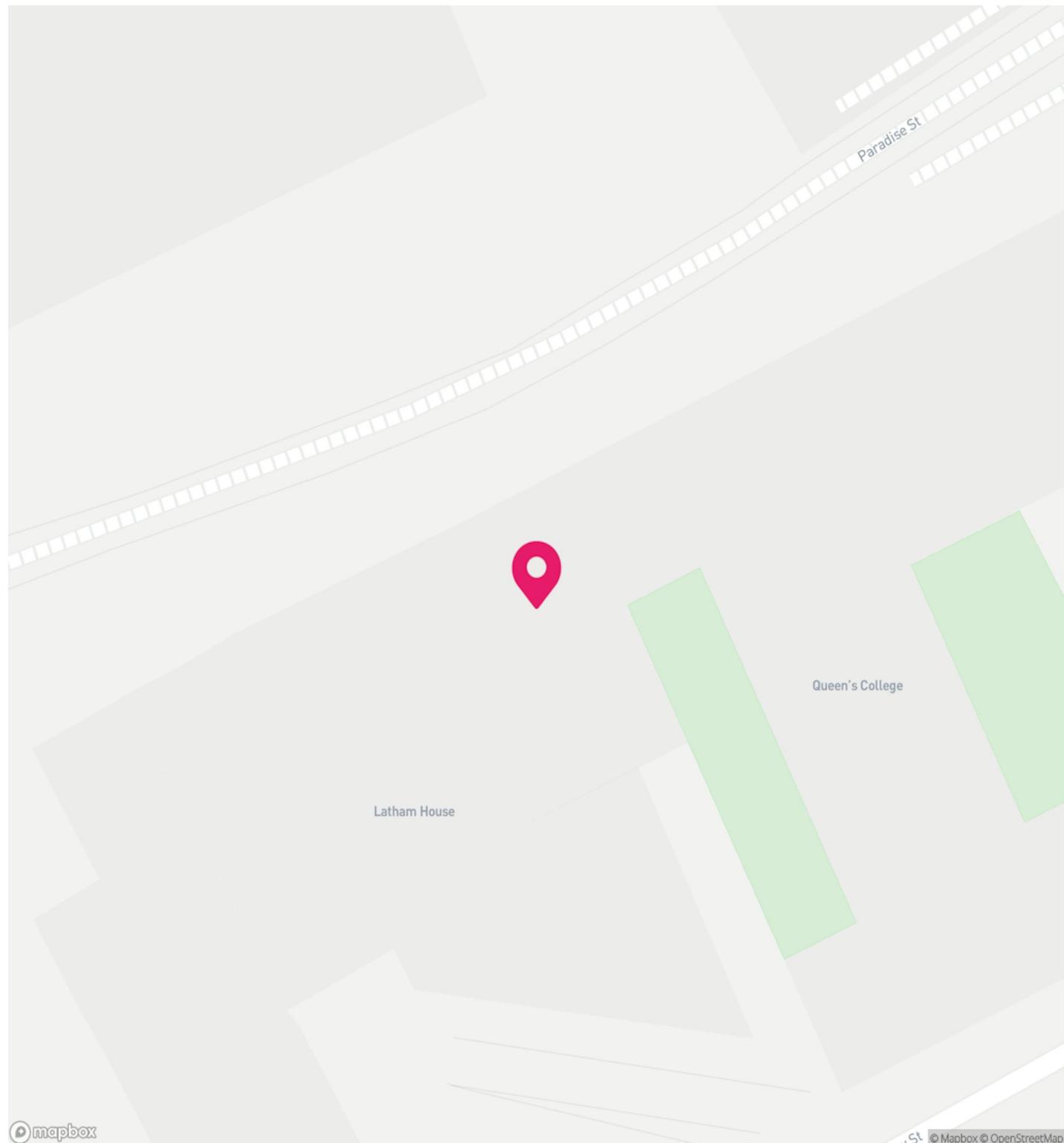
This versatile space is ideal for a variety of business uses including professional services, consultancy, retail, creative studios, or showroom-style operations.



LOCATION

Royal London House is superbly situated, being opposite both the brand new Paradise Office Development and Birmingham Town Hall.

Being situated in the city core, it is close to all of the main amenities and transport infrastructure. There is a tram stop opposite the property.



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.

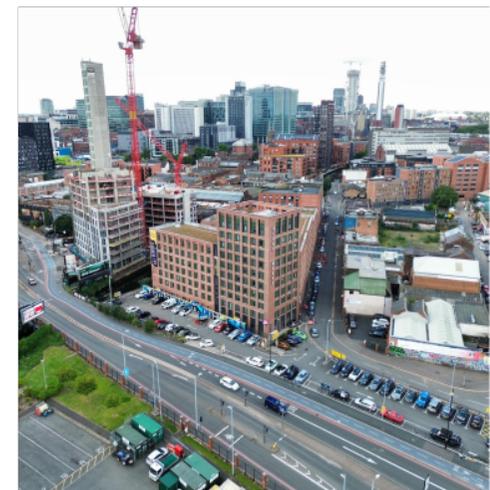
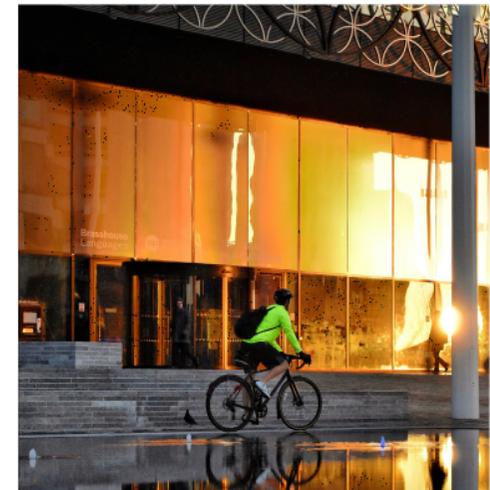
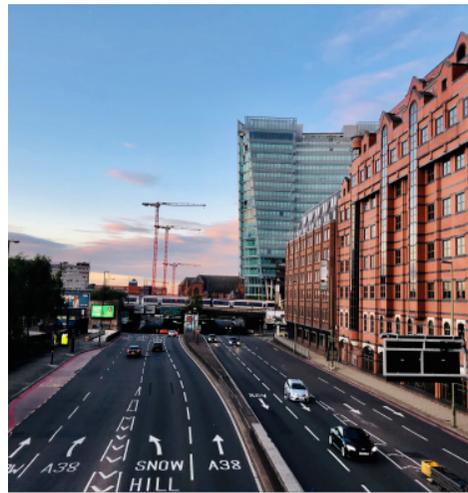
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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
Lower Ground - Lower Ground	986	91.60	Available
Ground - Ground Floor Office/Retail	625	58.06	Available
Total	1,611	149.66	

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.

VIEWING

Strictly via the sole agent Siddall Jones.

RATEABLE VALUE

£17,000. Current rateable value (1 April 2026)

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

RENT

£37,500 per annum on a new lease with length and terms to be agreed.

POSSESSION

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

EPC

B (46)

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



Ryan Lynch

0121 638 0500
ryan@siddalljones.com



Scott Rawlings

0121 638 0500
scott@siddalljones.com

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