

OFFICE, RETAIL | TO LET

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32 HYLTON STREET, JEWELLERY QUARTER, BIRMINGHAM, B18 6HN

377 TO 1,218 SQ FT (35.02 TO 113.16 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prime JQ Offices Combining Period Character of Contemporary Design, Excellent Transport Links, and Private Courtyard *CGI IMAGES*

- Prime Jewellery Quarter Location
 - Modern Office & Studio Space
 - Whole Or Floor-By-Floor
 - Character Features Throughout
 - Private Rear Courtyard
 - Excellent Transport Links
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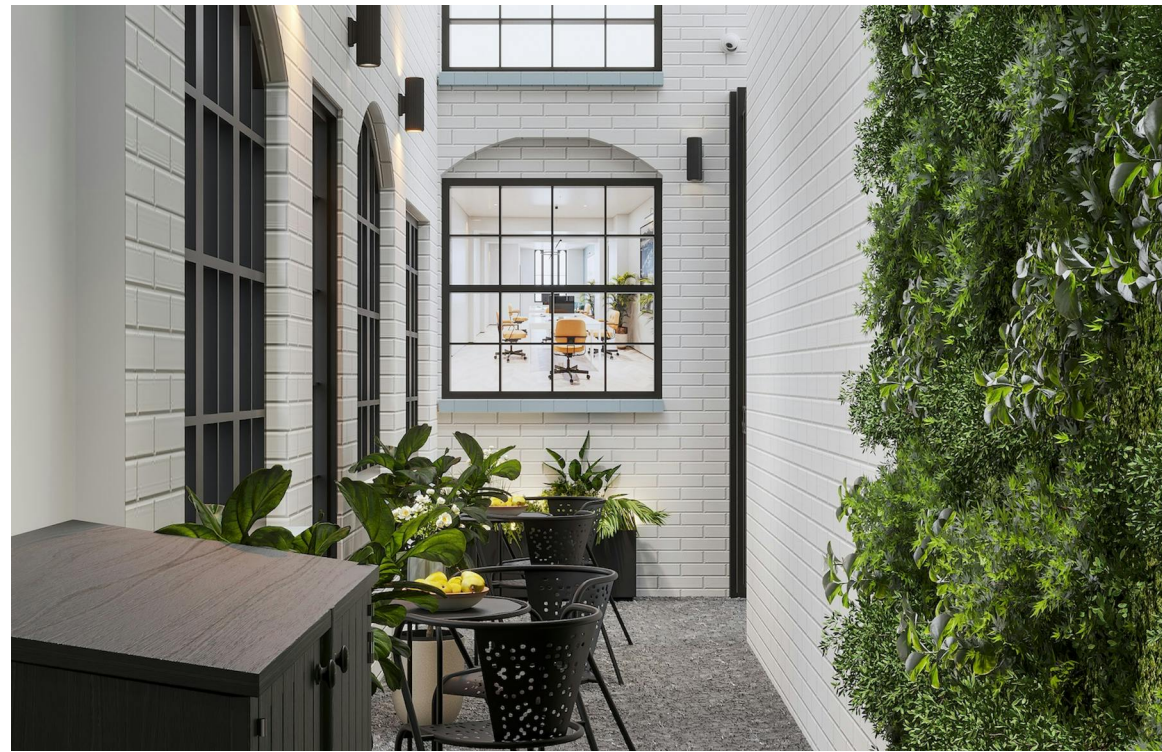
DESCRIPTION

This redeveloped property provides high-quality office and studio accommodation arranged over ground and first floors, which may be occupied individually or combined.

The accommodation has been finished to an exceptional standard, seamlessly integrating contemporary design with retained period features and a high specification fitout, to create an attractive and professional working environment.

Each floor offers flexible open plan layouts, with additional breakout area, meeting spaces, and high-quality facilities, including modern kitchen points, shower facilities, and WC provision.

To the rear of the property lies a private courtyard, providing a rare and valuable amenity for occupiers.

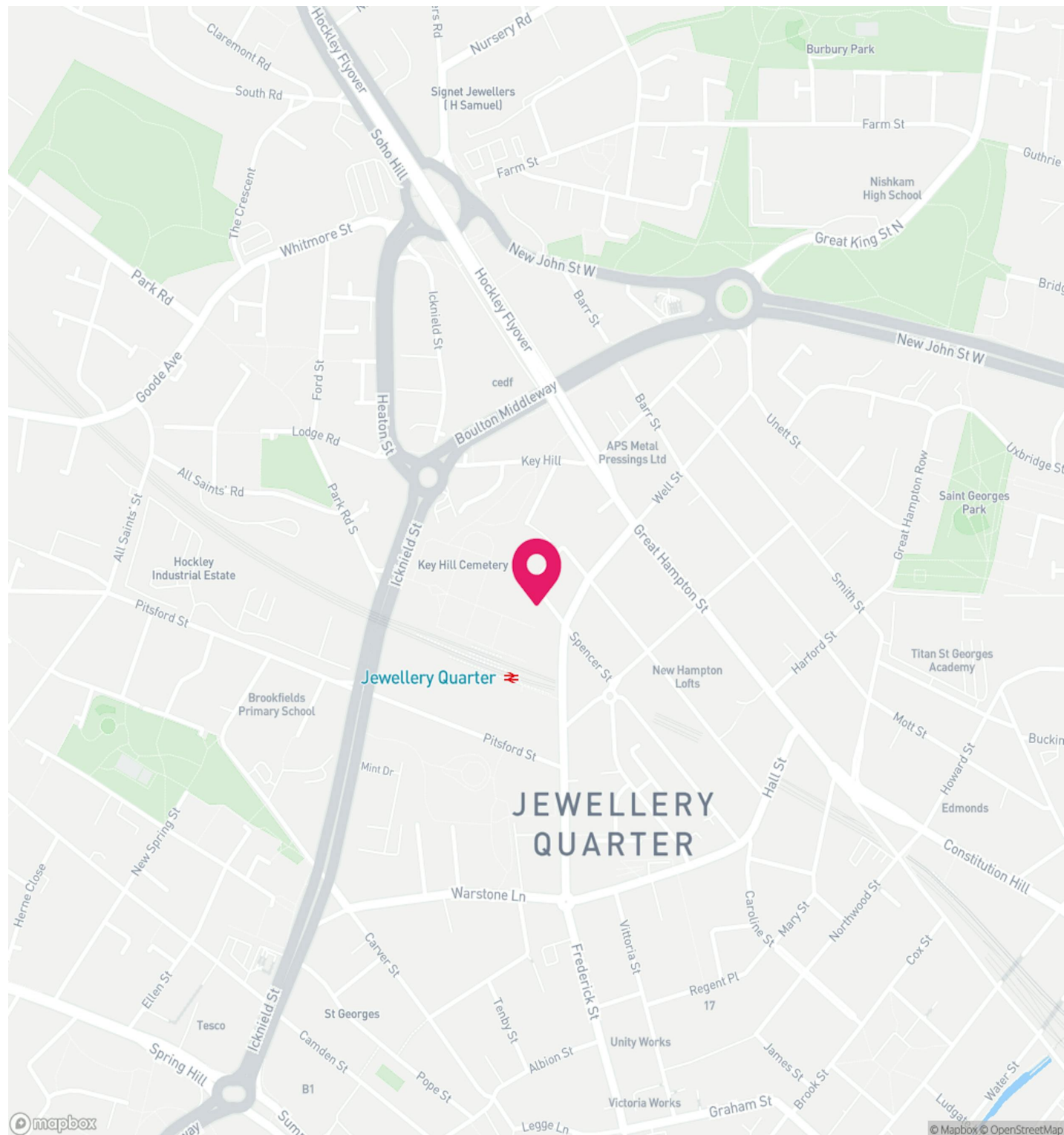


LOCATION

The property occupies a prominent position fronting Hylton Street in the heart of Birmingham's historic and vibrant Jewellery Quarter. The location is exceptionally well connected, with regular bus services nearby and the Jewellery Quarter train and metro station situated just 200 yards away.

The premises also benefit from excellent road links, with the inner ring road easily accessible and Birmingham City Centre located approximately one mile to the southeast. St Paul's Square and Brindley Place, two of the city's most attractive business and leisure destinations, are both within half a mile.

Great Hampton Street (A41) lies in close proximity, providing direct access to the A38(M) Aston Expressway and the wider national motorway network.



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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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.

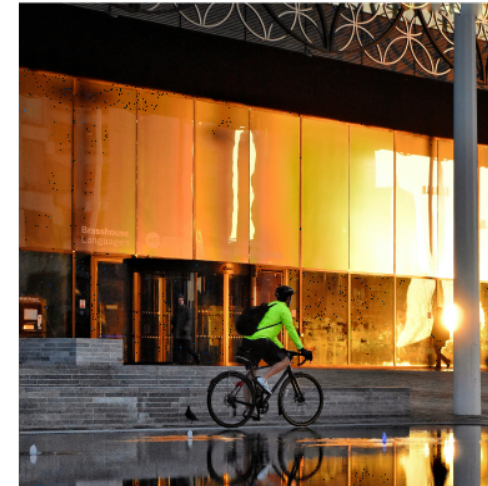
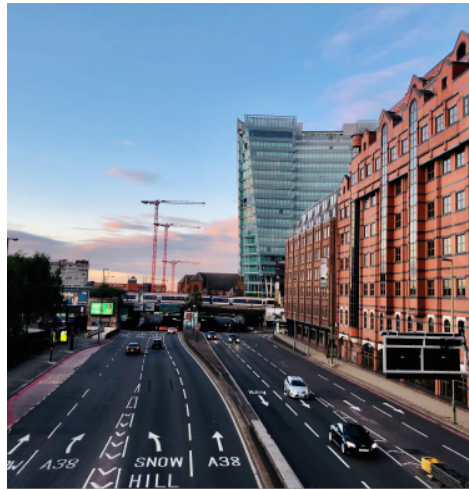
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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

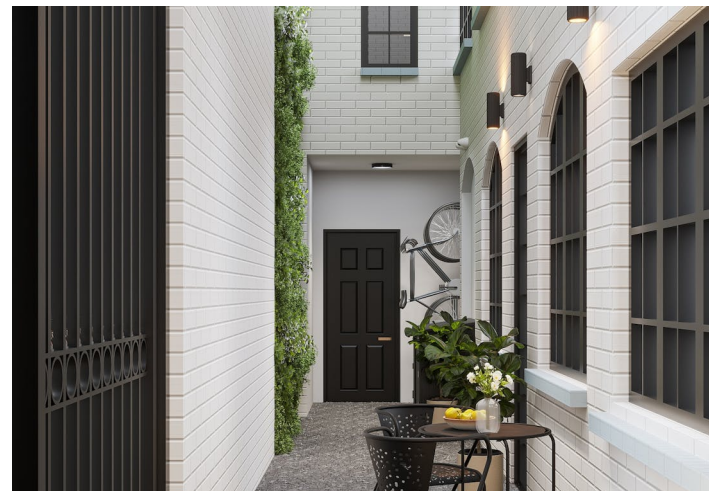
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

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
Ground	842	78.22	Available
1st	377	35.02	Available
Suite - Combined	1,218	113.16	Available
Total	2,437	226.40	

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.

VIEWING

Strictly via the sole agent Siddall Jones.

LEASE

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

RENT

£10,000 - £30,000 per annum

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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