

OFFICE | TO LET

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FIRST FLOOR 170 HOLLIDAY STREET, BIRMINGHAM, B1 1TJ

955 SQ FT (88.72 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Self-Contained First Floor Offices Close to
Broad Street and The Mailbox

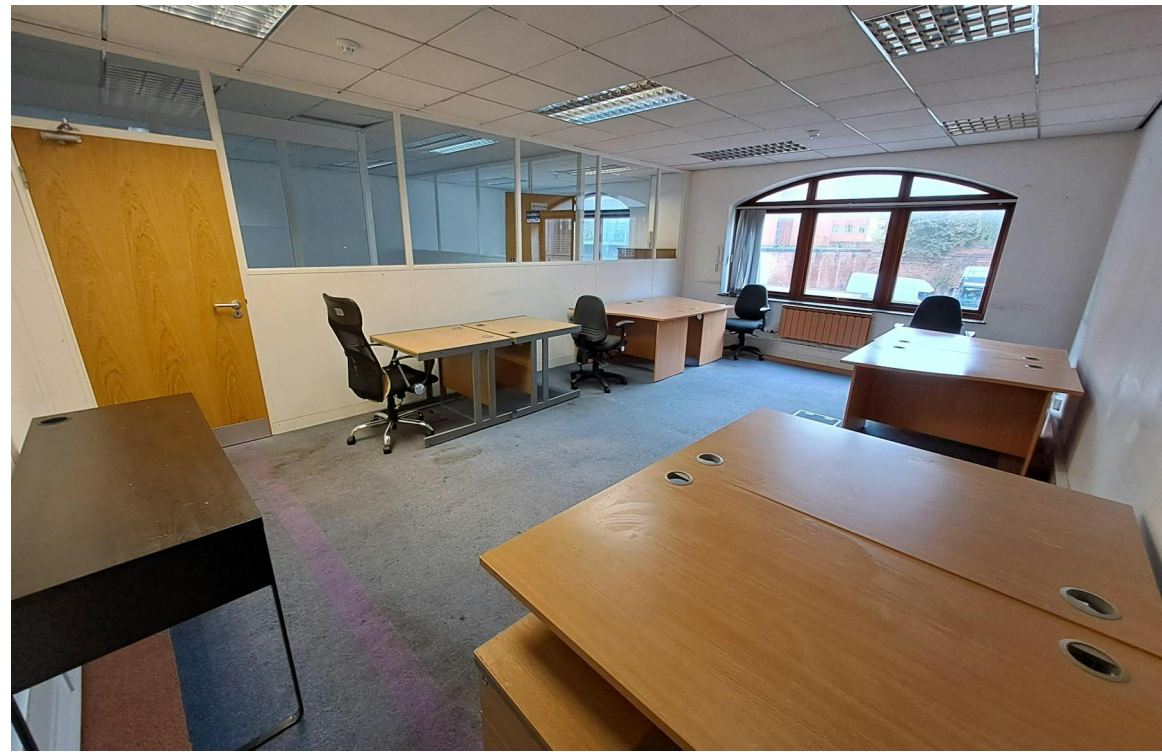
- *Benefits from Small Business Rates Relief - subject to tenants eligibility
 - Self-Contained Offices
 - Central Location
 - Close Proximity to Public Transport
 - Partitioned to Create Separate Workspaces
-



DESCRIPTION

Located within a three-storey terraced office building, this first-floor office suite offers a self-contained occupancy of the entire first floor. The suite is well-appointed and thoughtfully partitioned into four separate offices, providing flexibility for teams, meeting rooms, or private workspaces.

The accommodation benefits from carpeted flooring throughout, suspended ceilings with inset lighting, emulsion coated walls and glazed partitions. Staff welfare facilities are provided by way of a kitchenette and private WC.



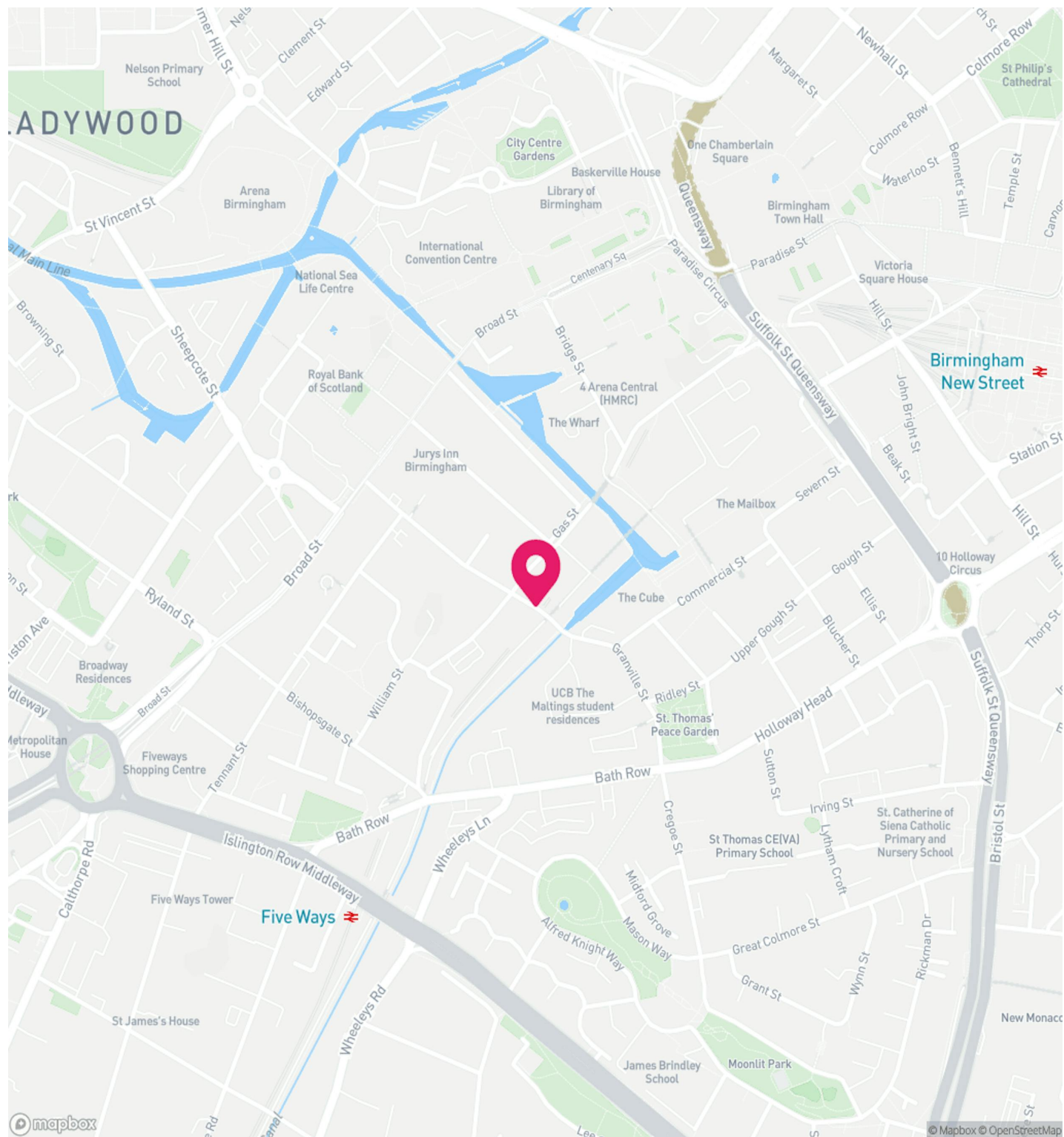
LOCATION

Situated on Holliday Street in the heart of Birmingham City Centre, this office suite enjoys a highly accessible and well-connected location, ideal for businesses seeking a central base with excellent local amenities.

The property is just a short walk from Birmingham New Street Station, providing direct rail links across the UK, including regular services to London, Manchester, and other major cities. Five Ways Station and Birmingham Snow Hill are also within easy reach, offering further connectivity.

The surrounding area benefits from a wide range of amenities, including cafés, restaurants, gyms, and convenience stores. Notable nearby attractions include The Mailbox, Brindleyplace, and Grand Central, offering premium retail and leisure options for both staff and visitors.

Public transport links are excellent, with numerous bus routes serving the area and the West Midlands Metro accessible via nearby stops. The location also offers easy access to the A38(M) and national motorway network for those commuting by car.



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.

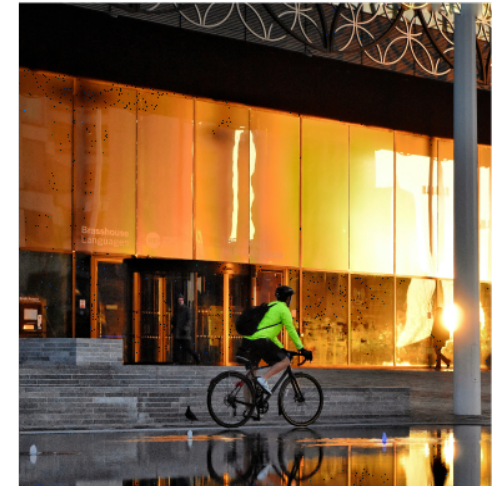
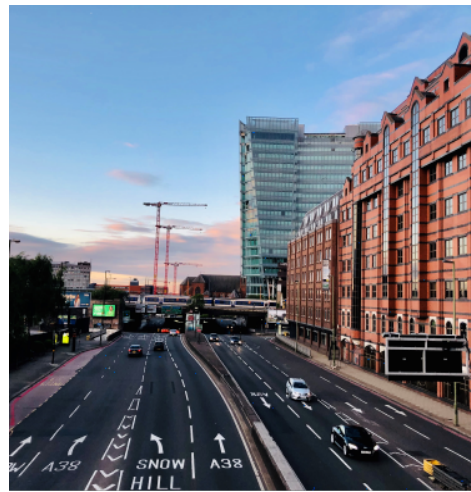
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!





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.

ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID to satisfy anti-money laundering protocols.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

RENT

£12,000 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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[SIDDALLJONES.COM](https://www.siddalljones.com)