



22A GREAT HAMPTON STREET, JEWELLERY QUARTER, BIRMINGHAM,
B18 6AH

OFFICE TO LET | 490 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Newly Refurbished Character Offices Providing High Specification Throughout with Further Benefit of Lift Access

- Short Walk to Snow Hill & New Street Stations
 - EPC Rating – B
 - Air Conditioning
 - Fitted Kitchen
 - Data & Power Installed
 - Lift Access
-



DESCRIPTION

This unique property is located on Great Hampton Street - just a stone's throw from the heart of the Jewellery Quarter, with exceptional transport links and independent hotspots around every corner.

The office space itself takes pride of place in a Grade II Listed building, which was once home to one of Birmingham's iconic Lloyd's Banks, boasting original windows and authentic features to make for a contemporary and comfortable working space - which is also accessible by lift.

This recently regenerated office space is one of many projects in a wider master plan, with clear ambitions to transform Great Hampton Street with independent eateries, unique retail offerings and bespoke residential apartments. With this property being at the epicentre of Great Hampton Street, it is the perfect place to experience the area's exciting future and to build a thriving business.

- Air conditioning
- Fitted kitchen
- Data and power installed
- Carpet flooring

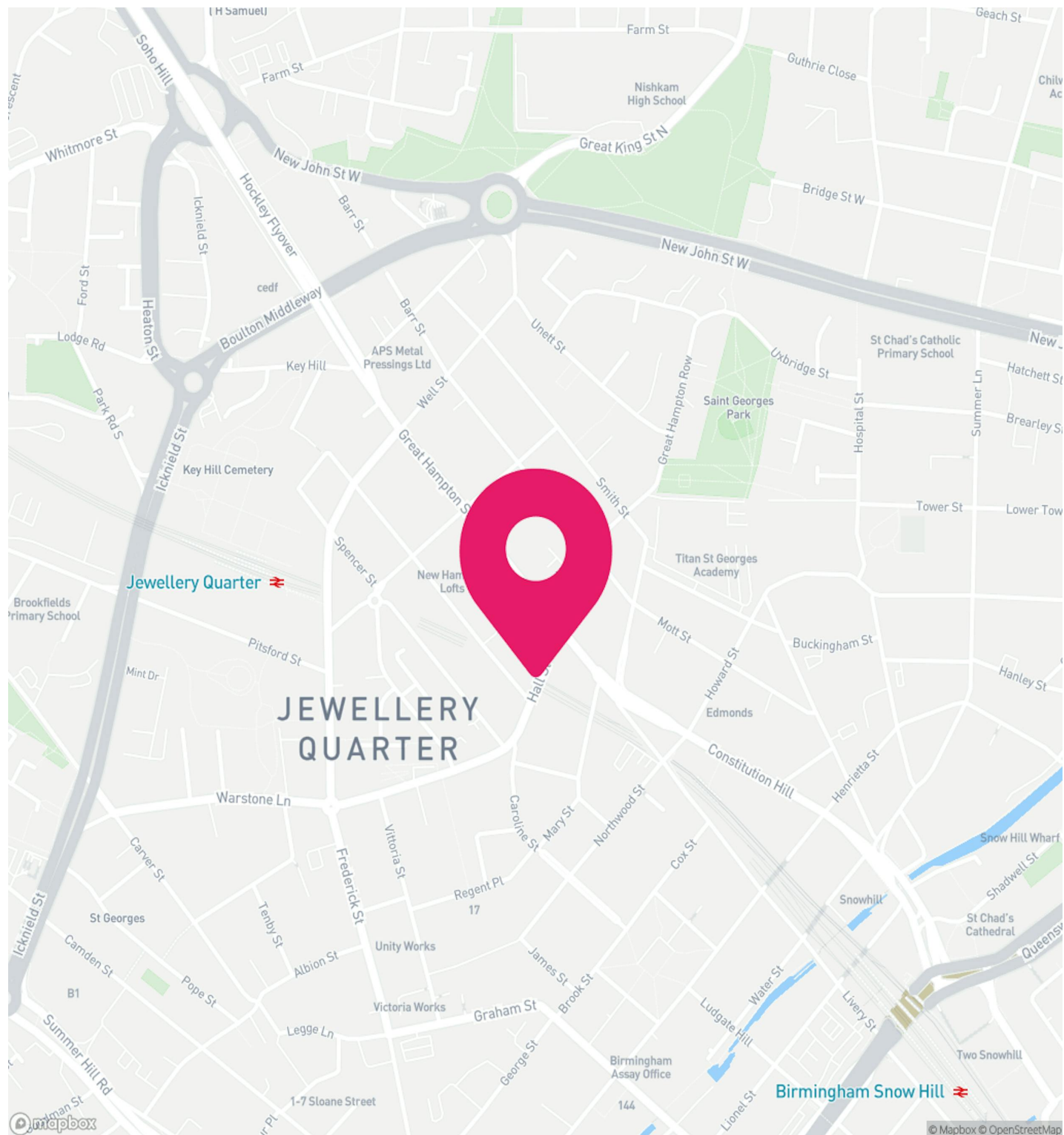


LOCATION

The property is situated in a prominent location fronting the main A41 Great Hampton Street at its junction with Hartford Street on the fringe of Birmingham's historic Jewellery Quarter.

The centrality of this property's location means that Snow Hill Train Station is just a seven-minute walk, while Birmingham New Street is a short 15-minute walk.

As well as being within walking distance of the city's major public transport routes, the main Aston expressway is just one mile east of the property, allowing easy access to Junction 6 of the M6 Motorway at Spaghetti Junction.



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.



RENTAL / TERMS

The property is available to let on a new lease with length to be agreed at £9,800 (exclusive) per annum.

SERVICE CHARGE/UTILITIES

A service charge will be payable for the maintenance and upkeep of communal areas and services provided. We understand the current premium to be £3,200 +VAT and this includes utilities for the suite.

VAT

All prices quoted are exclusive of VAT which may be payable.

LEGAL COSTS

Each party are to be responsible for their own cost incurred during this transaction.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - B

AVAILABILITY

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

VIEWING

Viewings are strictly via the sole agents Siddall Jones.

LEASE

New Lease

POSSESSION

Available Immediately

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

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