



AQUINAS HOUSE, 63 WARSTONE LANE, BIRMINGHAM, B18 6NG

OFFICE TO LET | 2,500 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Character Office Accommodation in a Grade II\*  
Listed Property in the Heart of the Jewellery  
Quarter

- 24/7 Access
- Gas Central Heating
- Raised Access Flooring
- Kitchen and W/C



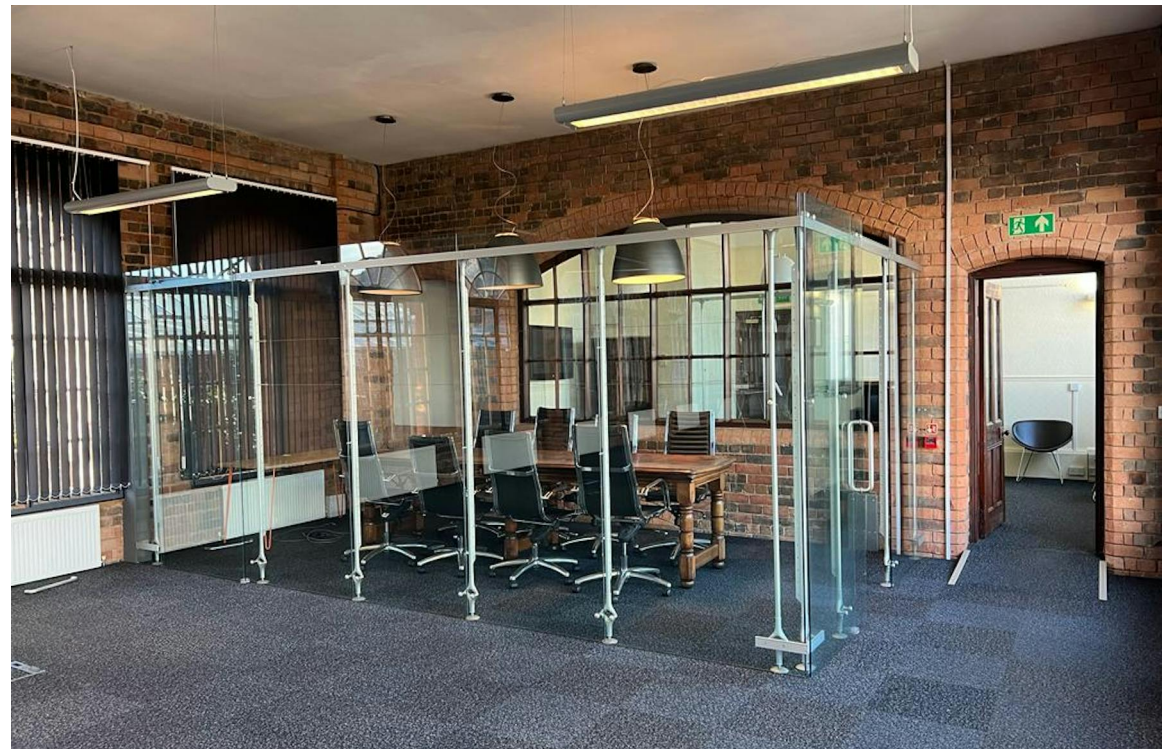
## DESCRIPTION

This substantial Grade II\* listed property has been carefully restored to a high standard offering a variety of office accommodation with 24/7 access.

The subject suite is accessed from Warstone Lane leading into a magnificent hallway with large feature staircase and Victorian tiled walls.

The offices retain a number of character features with the windows having been updated with secondary glazing. The suites have their own independent gas central heating supply along with raised access flooring and feature lighting.

To the rear of the suite is a mess room with WC facilities. A separate kitchen with built in appliances is also provided along with a mezzanine office/ meeting room with full height glass partition.

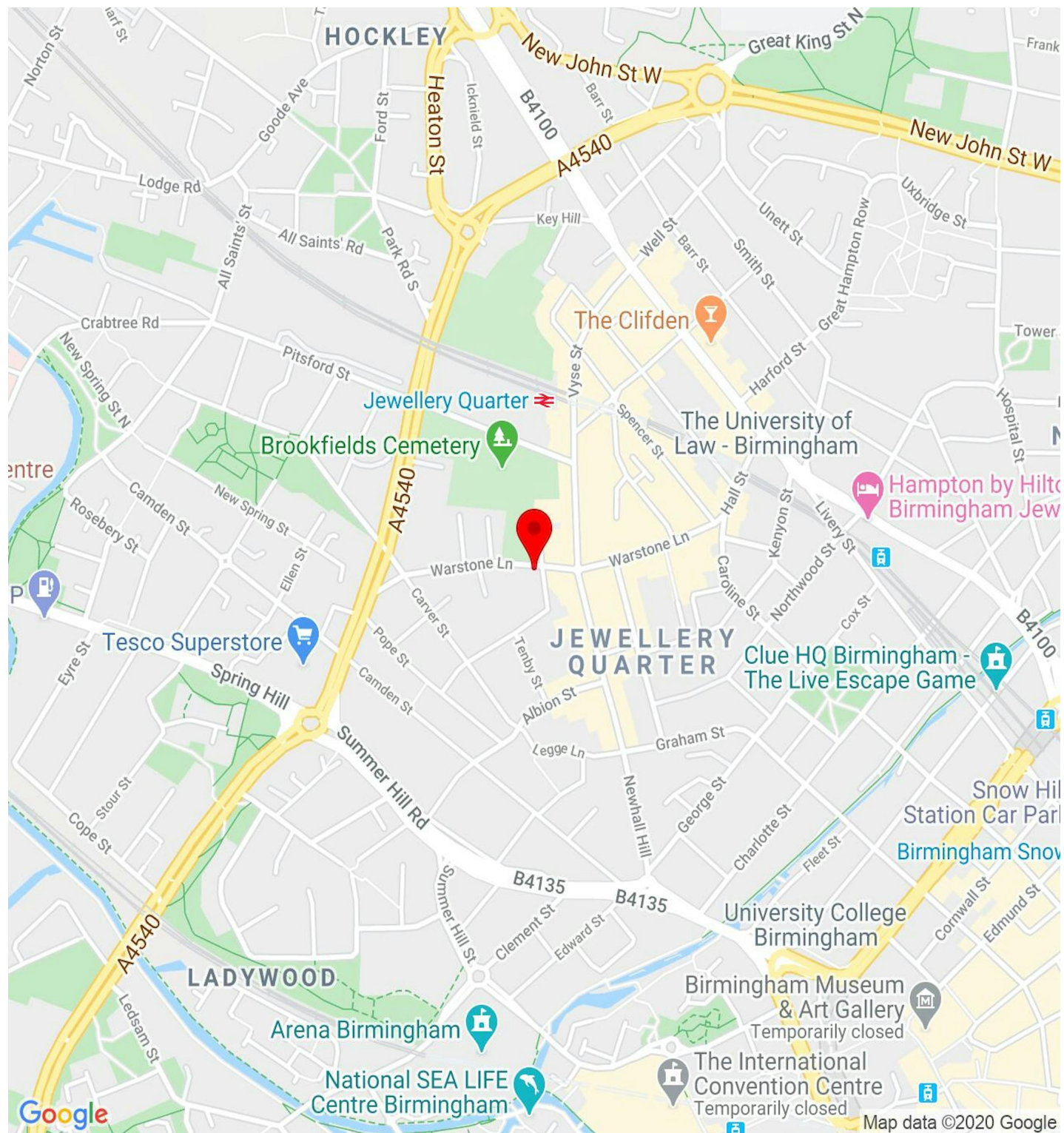


## LOCATION

The property is prominently positioned on the corner of Warstone Lane and Tenby Street North in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The immediate area is well served by public transport with regular bus services along Warstone Lane and being only a short distance from the Jewellery Quarter train and metro station.

The premises are well located for access to the inner ring road at Icknield Street with Birmingham City Centre approximately 1 mile distant and the attractive St Pauls Square within 1/2 mile.



## 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.

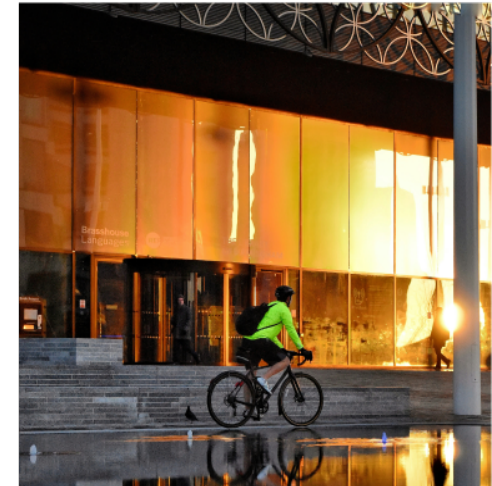
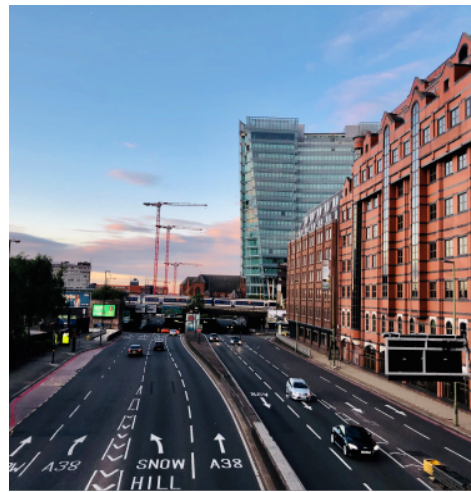
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

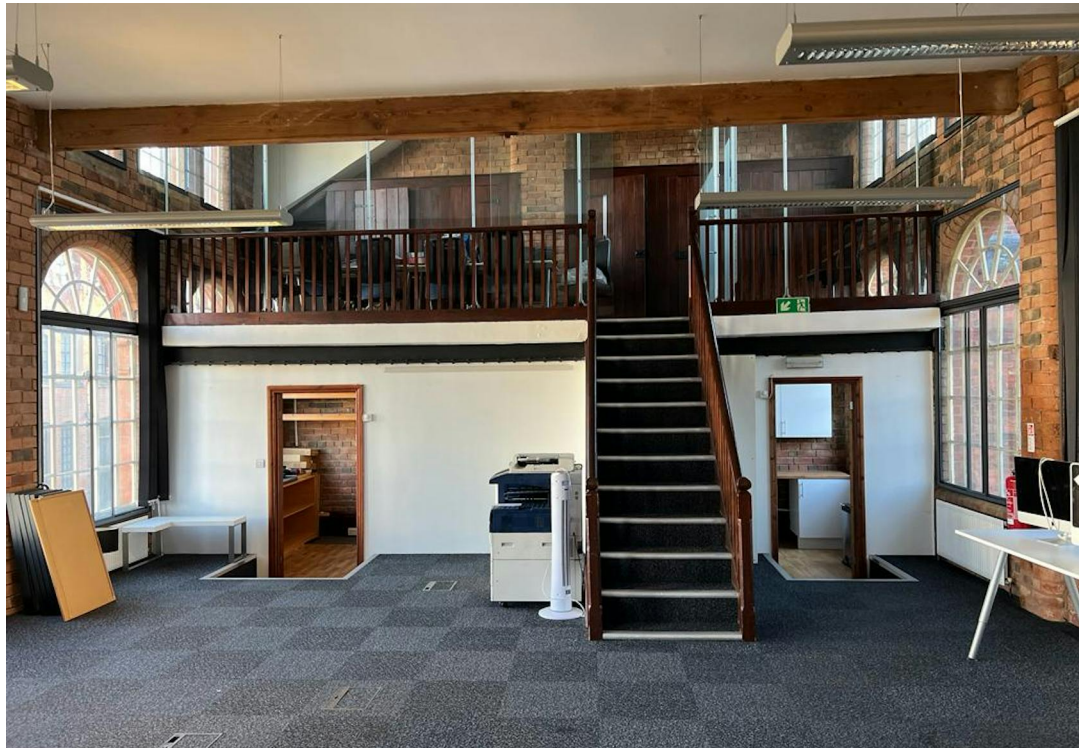
**Central location, global reach:** A strategic location offers quick train connections:

- 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!





## SERVICE CHARGE

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

We understand the current service charge is £3.50 per ft2 exclusive.

## CAR PARKING

Available via sperate negotiation.

The property is also within close proximity to the Jewellery Quarter car park on Legge Lane and within an area offering permit parking.

## VAT

All prices quoted are exclusive of VAT which we understand is not payable.

## ENERGY PERFORMANCE CERTIFICATE

EPC available upon request from the agent.

## TERMS

The property is available on a new lease, with length to be agreed, at a passing rental of £32,500 per annum (exclusive).

## 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.

## VIEWING

Strictly via the sole agent Siddall Jones.

## LEASE

New Lease

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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