

OFFICE | TO LET



BRADFORD COURT, BRADFORD STREET, DIGBETH, BIRMINGHAM, B12 0NS

110 TO 565 SQ FT (10.22 TO 52.49 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Modern Open Plan Office Suites From 110 ft2 in  
a Well-Established Business Centre



## DESCRIPTION

Bradford Court provides character offices in a converted Victorian building close to Birmingham city centre.

Built around an impressive landscaped courtyard, this well-established business centre offers secure accommodation in suites of varying sizes.

The offices are accessed from Bradford Street into a central courtyard which leads to the main reception with concierge.

On site car parking and meeting rooms are also available.

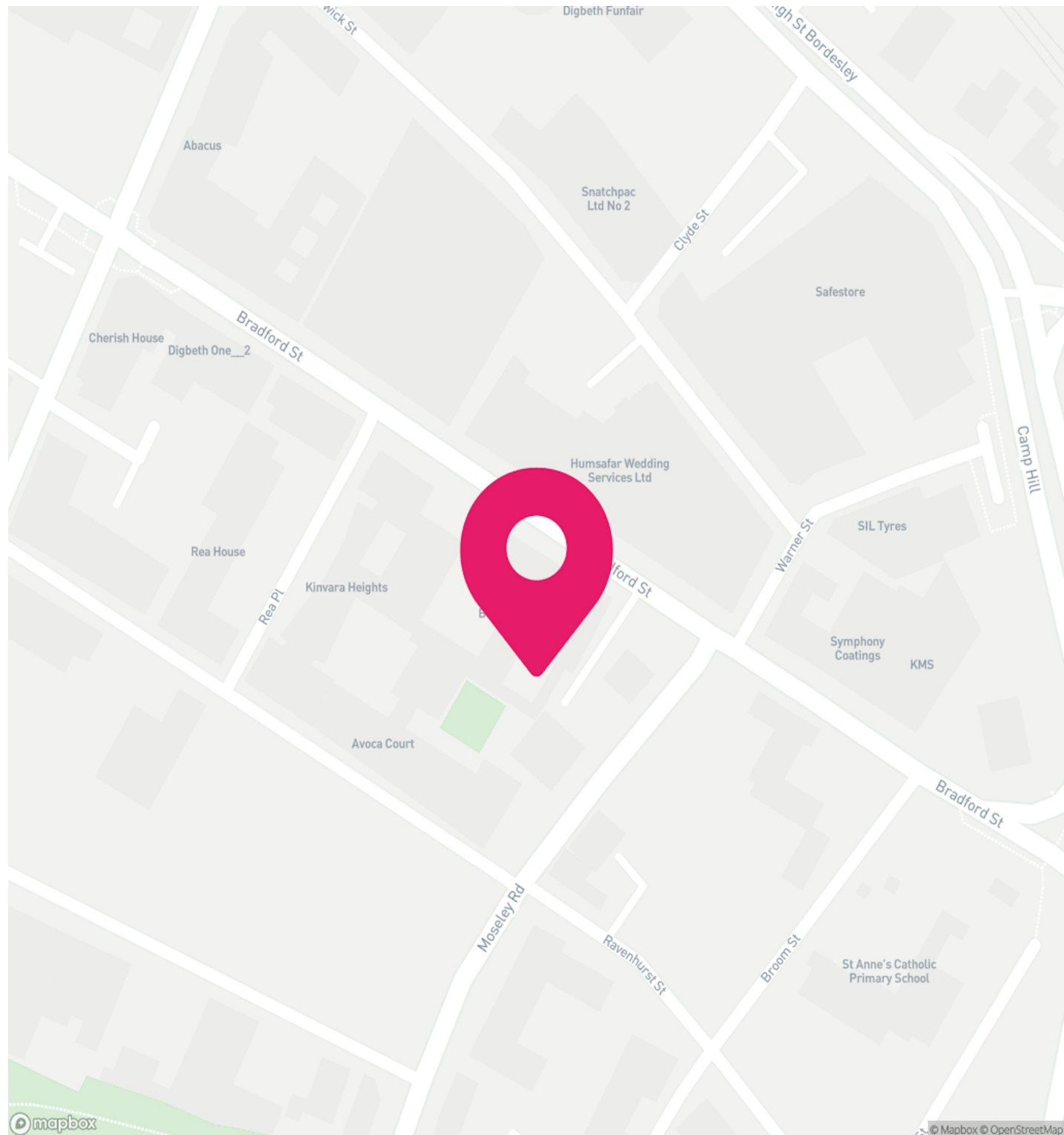


## LOCATION

The building occupies a prominent position fronting Bradford Street, Digbeth only  $\frac{3}{4}$  mile from Birmingham City Centre and within walking distance of the Bullring Shopping Centre.

The location provides direct access to the Birmingham Inner Ring Road linking with the A38(M) at Dartmouth Circus and onto the national motorway network at J6 M6 some 3 miles distant.

Public Transport is excellent with regular bus services and being situated only a short distance from Moor Street Railway Station.



## 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.

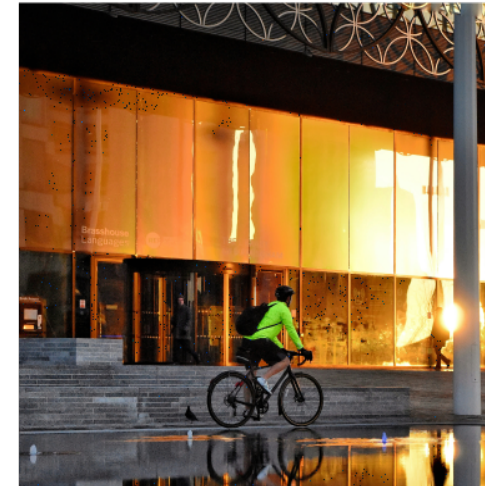
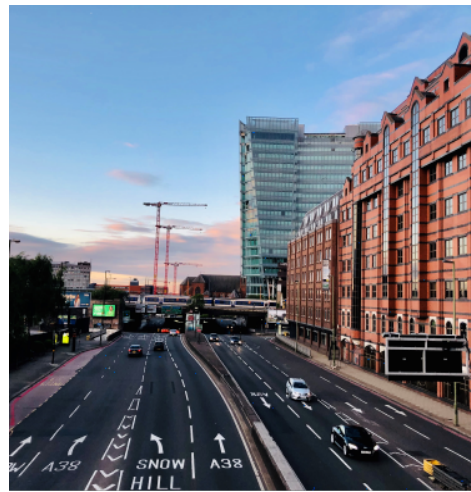
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

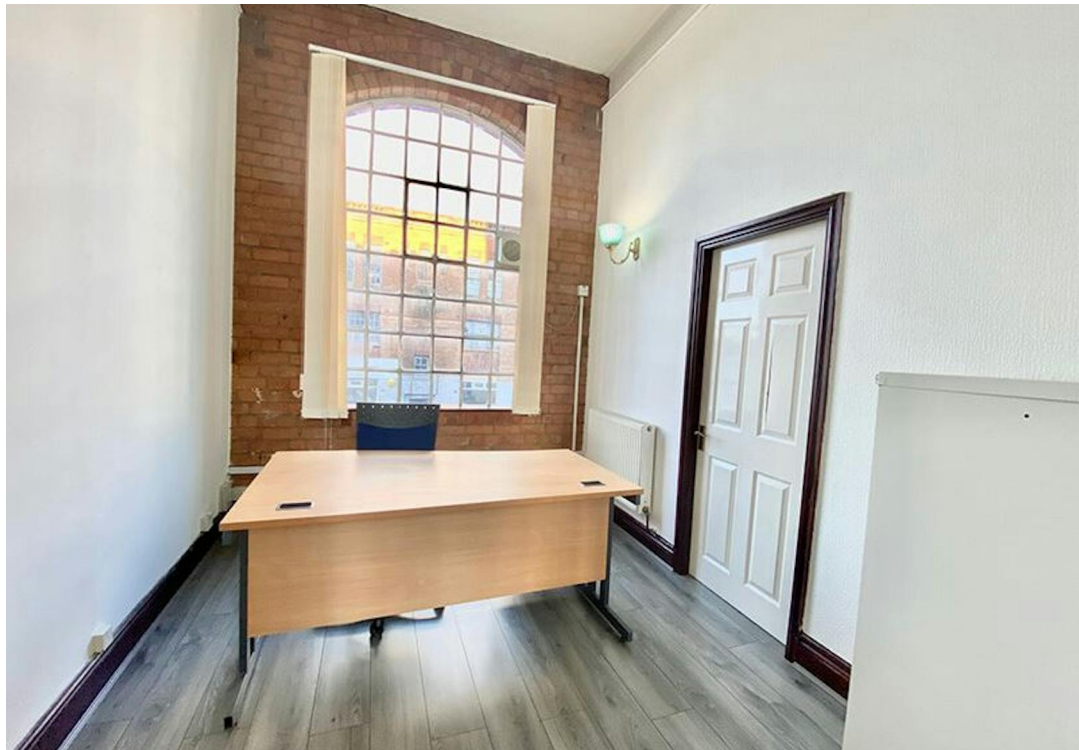
**Central location, global reach:** A strategic location offers quick train connections:

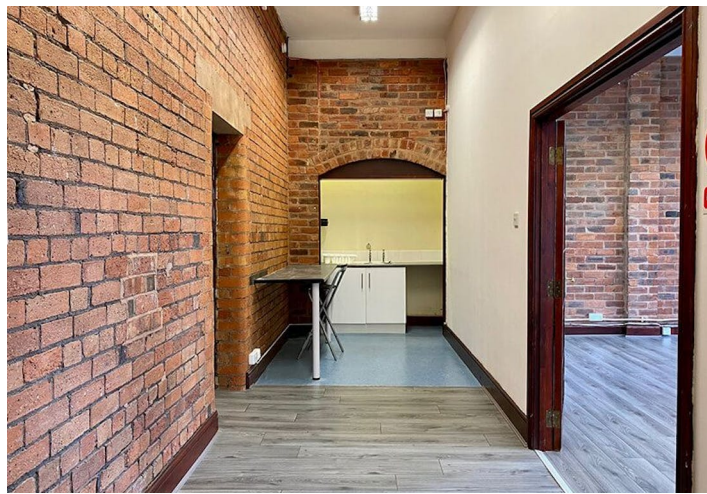
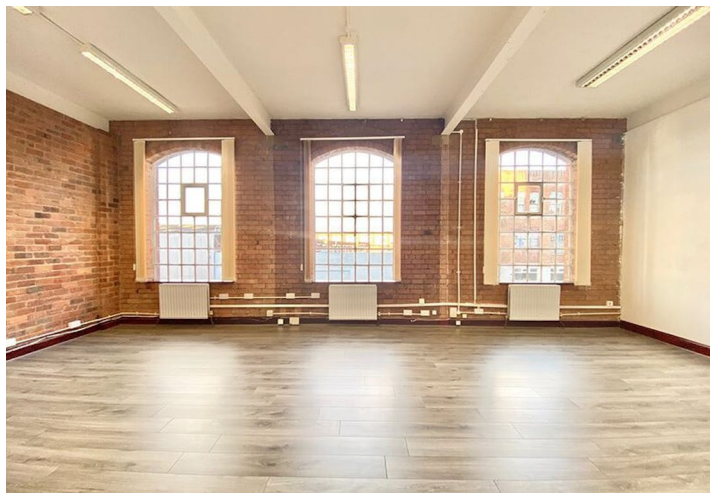
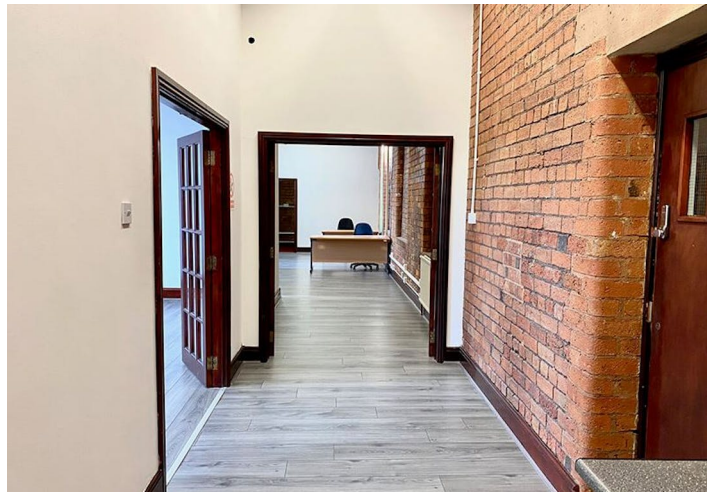
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**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	Rent	Availability
Suite - 101	550	51.10	£1,500 /month Inclusive of S/C and Utilities	Available
Suite - 117	180	16.72	£583 /month Inclusive of S/C and Utilities	Available
Suite - 201	565	52.49	£1,500 /month Inclusive of S/C and Utilities	Available
Suite - 203	140	13.01	£458 /month Inclusive of S/C and Utilities	Available
Suite - 217e	110	10.22	£375 /month Inclusive of S/C and Utilities	Available
Suite - 218/219	425	39.48	£1,166.50 /month Inclusive of S/C and Utilities	Available
Suite - 303A	165	15.33	£479 /month Inclusive of S/C and Utilities	Available
Suite - 401	300	27.87	£750 /month Inclusive S/C and Utilities	Available
<b>Total</b>	<b>2,435</b>	<b>226.22</b>		



## VAT

All prices are quoted exclusive of VAT. We understand that VAT is payable on all outgoings contained within the lease.

## RATEABLE VALUE

We understand that business rates are due on the suites however, some may qualify for Small Business Rates Relief, subject to tenant's eligibility.

We would recommend all interested parties make their own enquiries with the local rating authority.

## SERVICE CHARGE

A service charge is levied to cover the cost of maintenance and upkeep of communal areas, cleaning, waste disposal, concierge, reception etc.

## PLANNING USE

We are advised that the building currently has the benefit of B1(a) office use.

The property may be suitable for alternative uses subject to the necessary planning consent and all interested parties are advised to make their own enquiries with the Local Authority.

## LEASE

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

## RENT

£375 - £1,500 per month Availability may vary. Rents quoted inclusive of VAT, service and electricity charges.

## 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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