



FIRST FLOOR, 53 WATER STREET, BIRMINGHAM, B3 1EH

OFFICE TO LET | 735 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

First Floor Office Suite Located Close to St Paul's Square with Communal Reception Area



DESCRIPTION

The building comprises of an impressive Grade II three storey office building with secure parking to the rear.

The suite is located on the first-floor and offers open plan office space providing dual aspect windows, carpet covered flooring, emulsion coated walls WC, and kitchen facilities.

Further benefits include a communal reception area with pedestrian access from Ludgate Hill.

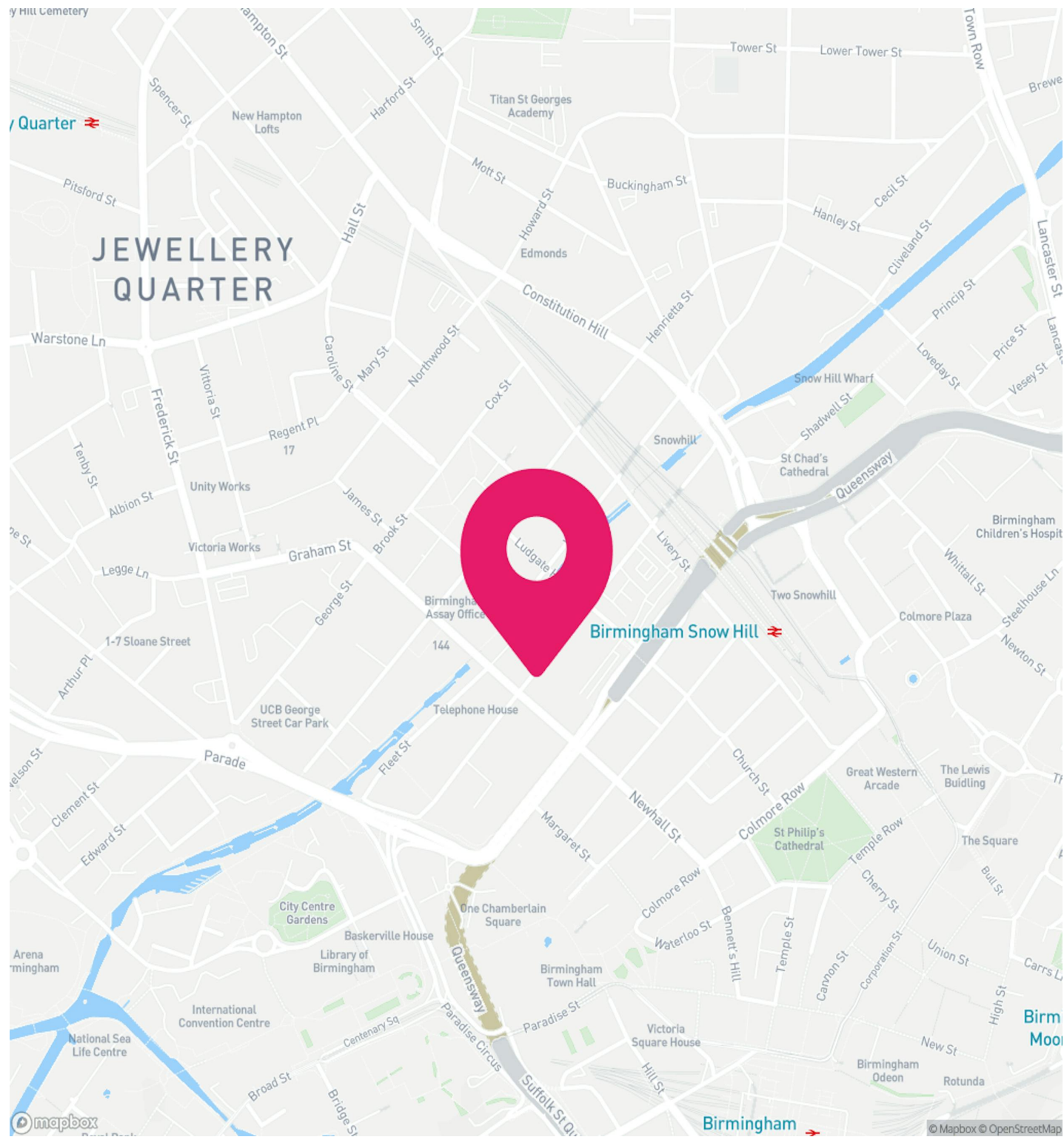


LOCATION

The property is predominately situated fronting Ludgate Hill at its junction with Water Street within the popular St Pauls district of Birmingham.

Birmingham City Centre is approximately 700 yards to the south east via Ludgate Hill and Church Street with access to the motorway network via the A38(M) approximately 0.75 miles northeast via Ludgate Hill and the A4400 Queensway dual carriageway.

Public transport links are excellent with several bus services close by and Snowhill Train and Metro Station being only a short walk.



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.



TERMS

The office suite is available on a new lease, with length to be agreed, at £12,000 per annum (exclusive).

SERVICE CHARGE

A service charge is levied in respect of the maintenance and upkeep of communal areas, waste management, insurance, and utilities.

VAT

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

RATEABLE VALUE

We understand that the suite benefits from small business rates exemption, subject to tenant qualification.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate available upon request from the agent.

SERVICES

The property benefits from mains water and electricity.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

LEGAL COSTS

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

VIEWINGS

Viewings are 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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