



THIRD FLOOR, CHARTER HOUSE, 161 NEWHALL STREET, BIRMINGHAM,
B3 1SW

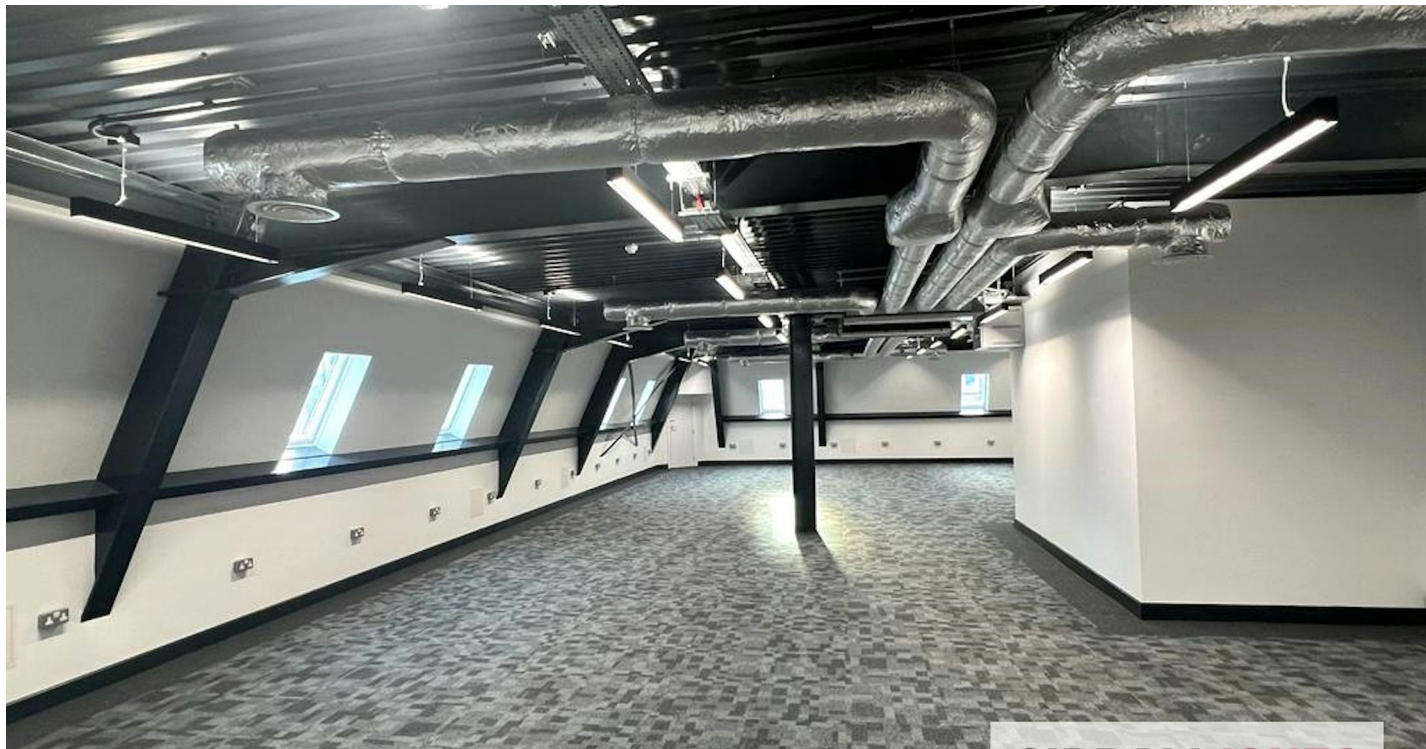
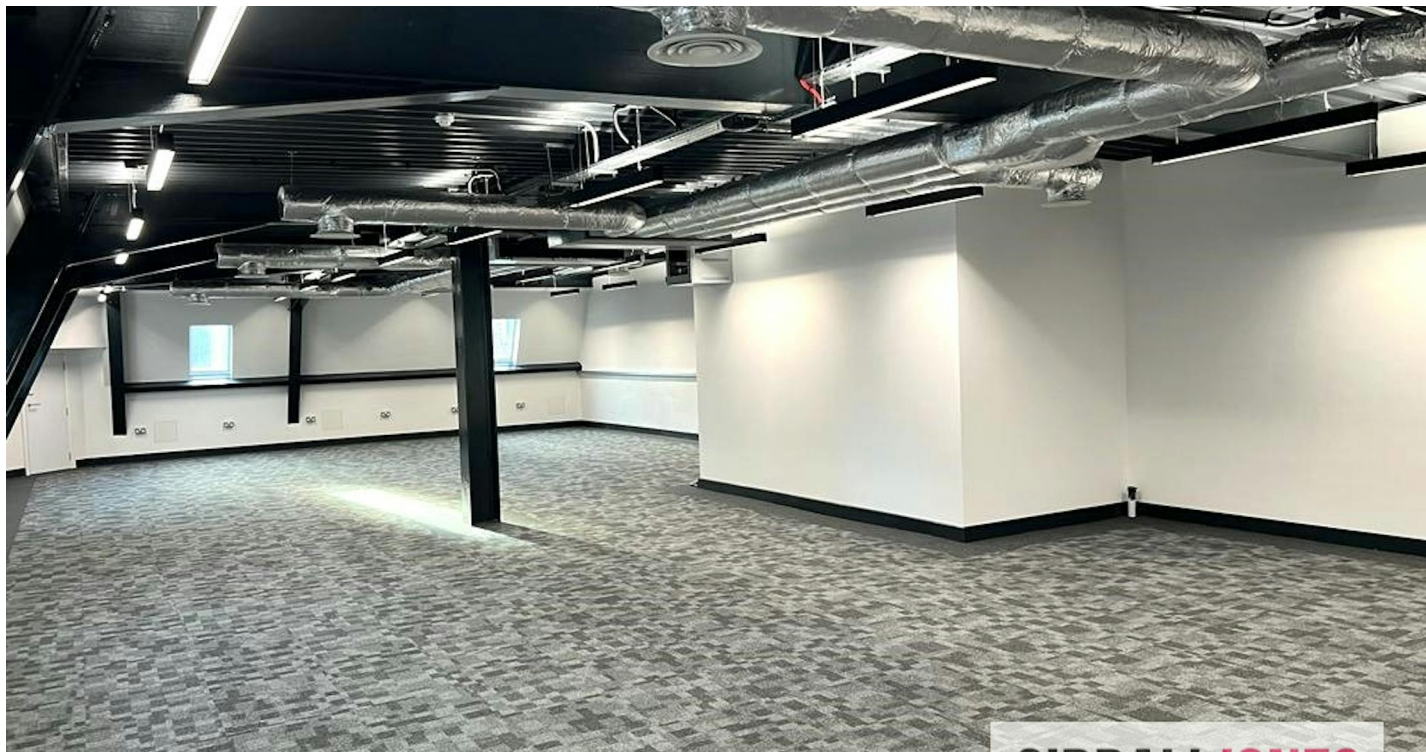
OFFICE TO LET | 2,029 SQ FT

SIDDALL JONES

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COMMERCIAL PROPERTY CONSULTANCY

Fully Refurbished City Centre Office Suite within
Prominent Building at the Corner of Newhall
Street and Charlotte Street

- Prominent Corner Position
 - Recently Refurbished
 - Passenger Lift Access
 - Fob Entry System
 - A/C and Heating
 - Secure Car Parking
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DESCRIPTION

Charter House occupies a prominent position at the corner of Newhall Street and Charlotte Street.

The building comprises a four-storey purpose-built office which has recently undergone a full refurbishment.

The specification includes; passenger lift access, fob entry system, carpeted floors, exposed steel ceiling, air conditioning & heating, LED lighting, WC and shower facilities.

To the rear of the building is a private secure car park with remote controlled electric gates and a single space included within the rental.



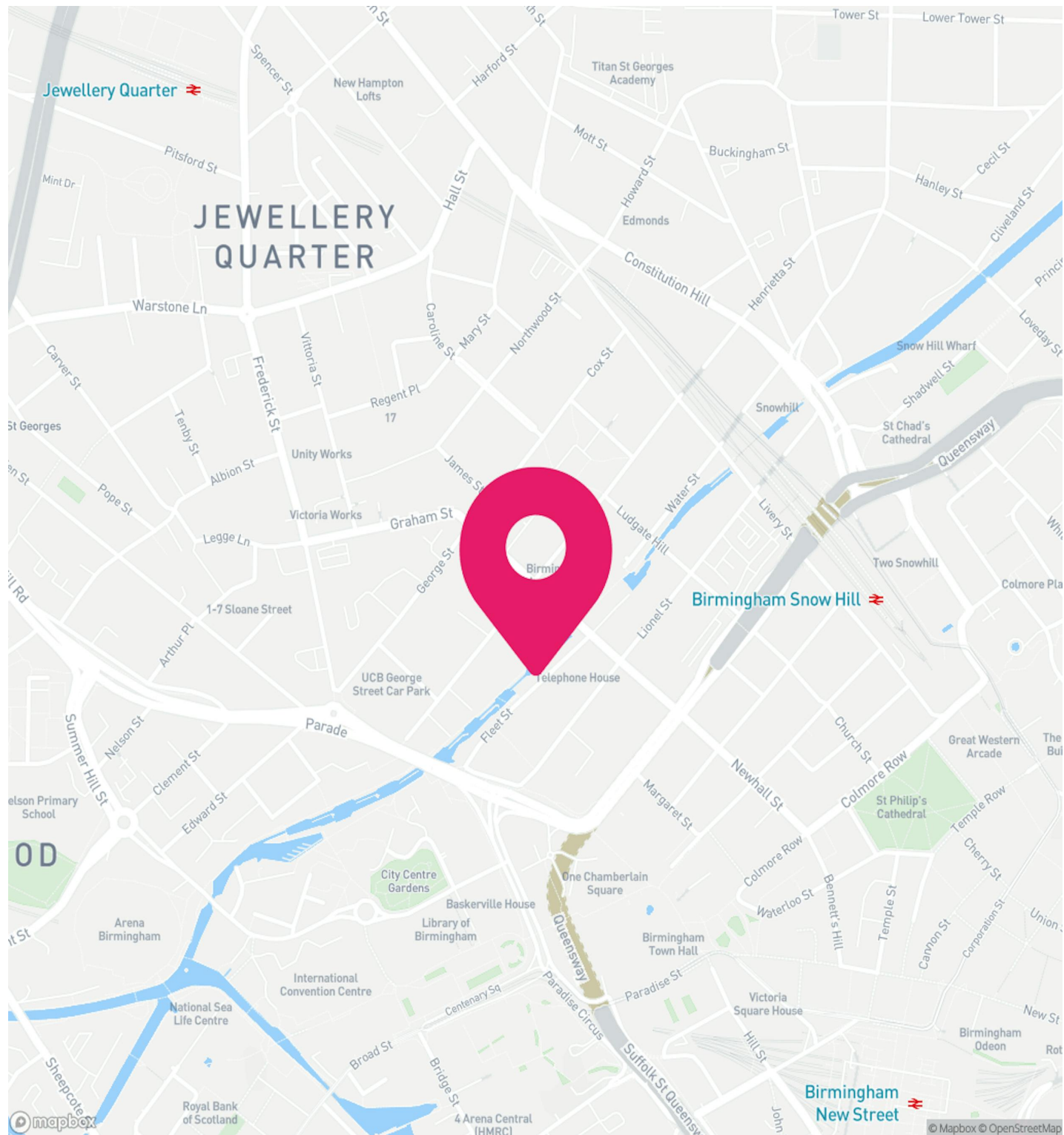
LOCATION

Charter House is situated fronting Newhall Street at its junction with Charlotte Street and being almost adjacent to St Paul's Square.

Birmingham City Centre is within a short walk as well as the historic Jewellery Quarter.

The nearby A4540 Icknield Street provides ring road access around the City and a direct route to the A38(M) Aston Expressway at Dartmouth Circus linking with the national motorway network at J6 of the M6 Motorway (Spaghetti Junction).

The immediate area is well served by public transport with regular bus services and being within close proximity to both the Jewellery Quarter and Snow Hill Train and Metro stations.



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.





AVAILABILITY

Name	sq ft	sq m	Availability
2nd	2,319	215.44	Under Offer
3rd	2,029	188.50	Available
Total	4,348	403.94	

SERVICE CHARGE

A small service charge is levied for the maintenance and upkeep of communal areas etc.

VAT

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

PLANNING USE

We understand that the property has consent under Use Class E.

The property may be suitable for alternative uses subject to obtaining the required consent.

LEGAL FEES

Each party to be responsible for their own legal and other fees associated with this transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate (EPC) available upon request.

AVAILABILITY

The property is immediately available subject to the completion of legal formalities.

VIEWINGS

Viewings are strictly via the sole agent Siddall Jones.

SERVICE CHARGE

n/a

LEASE

New Lease

RENT

£25,750 per annum

POSSESSION

Available Immediately

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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