

OFFICE | TO LET



FIRST FLOOR, THE SILVERWORKS, NORTHWOOD STREET, JEWELLERY QUARTER,  
B3 1TX

2,469 SQ FT (228.22 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



First Floor Modern Office Premises in the Jewellery Quarter, with Secure Car Parking Next Door

- Modern Offices
- 2,469 SQ FT
- Carpeted Flooring
- Air Conditioning
- Large Courtyard



## DESCRIPTION

The property comprises a stunning Grade II listed period office building arranged over three floors and built around a central courtyard.

The building has undergone extensive refurbishment and presents well with original crittall windows opening into a large courtyard and providing excellent natural across an open plan floor.

The subject suite is situated on the first floor and benefits from; carpet flooring, feature lighting, air conditioning/ heating, fitted kitchen and spacious WC facilities.

Externally the property has the rare advantage of secure car park next door.



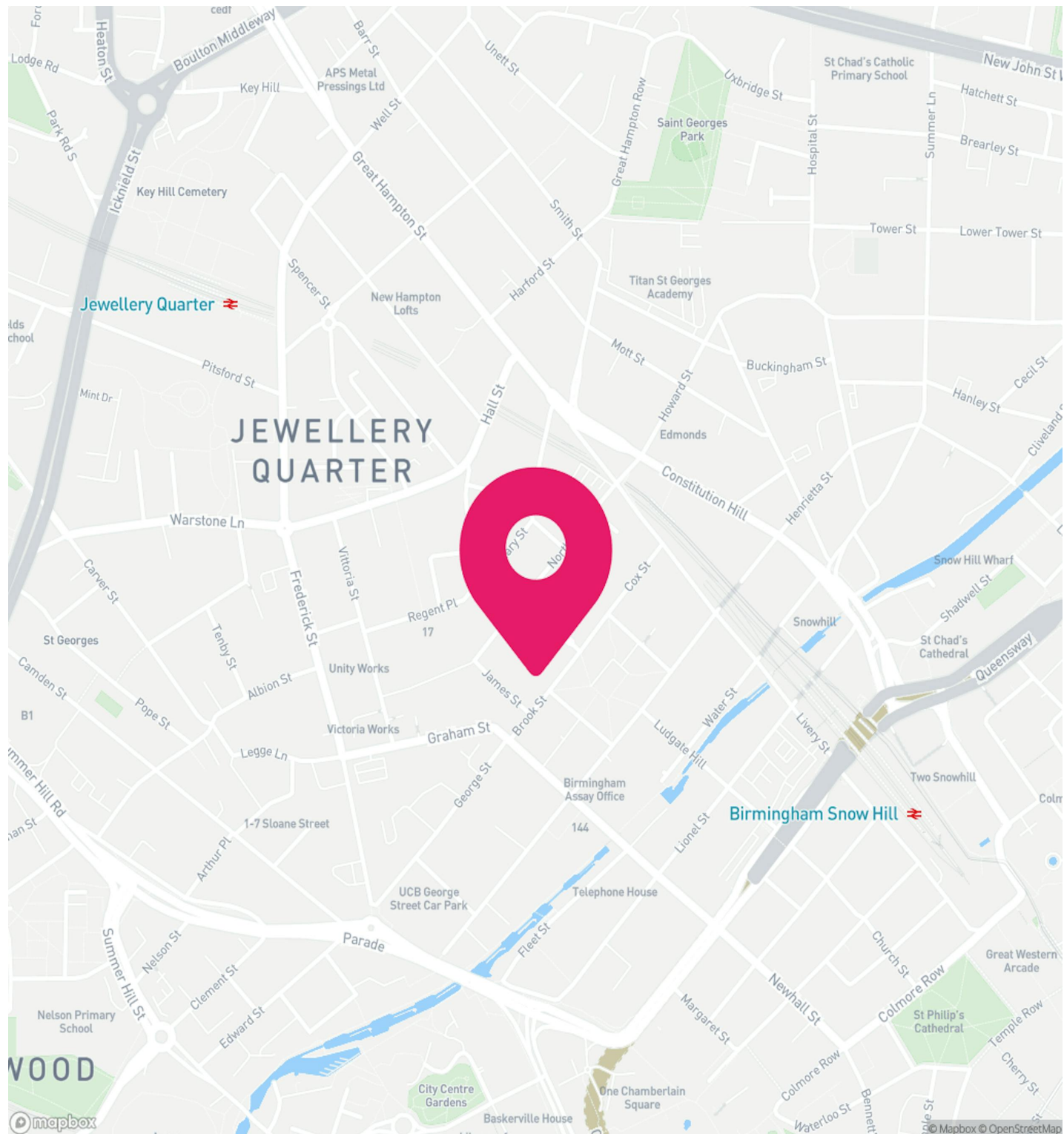


## LOCATION

The property is located on Northwood Street close to its junction with Caroline Street and St Pauls Square in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The property is well placed for access around the city, being within close proximity to the middle ring road and with Snow Hill and The Jewellery Quarter metro / train stations being within easy walking distance.

The St Pauls Metro is also within close proximity and numerous bus services operate close by.





## 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

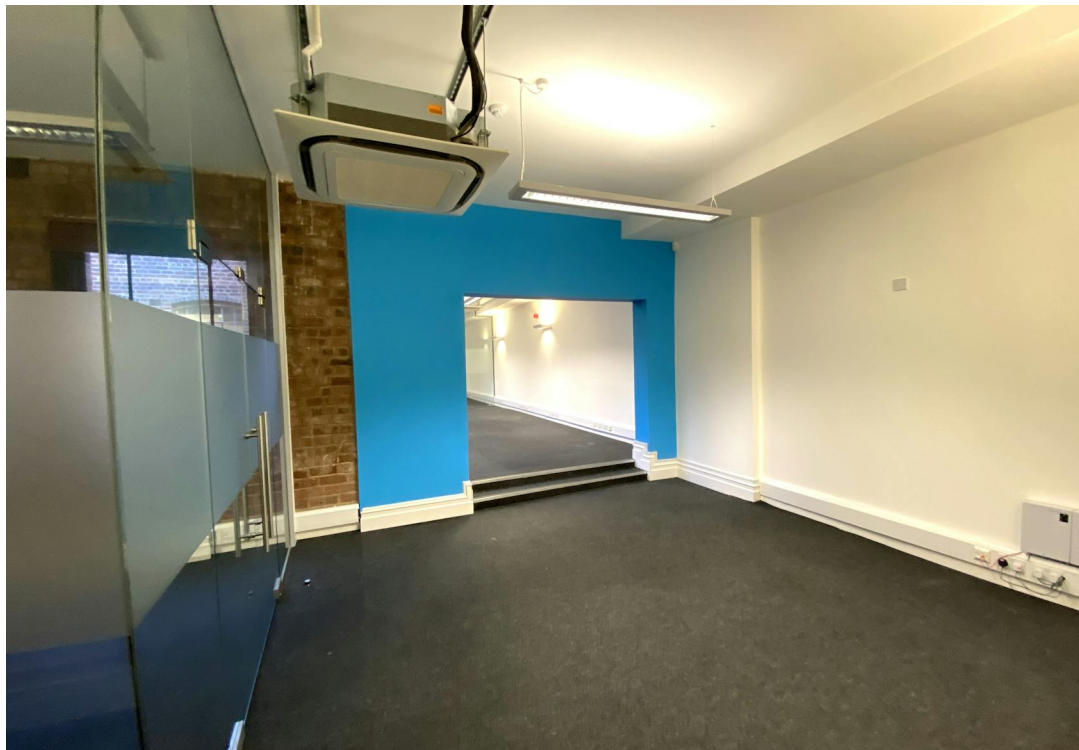
For a more affordable option, consider picking up a meal from the local Tesco and enjoying it in the park surrounding St Paul's Church. It's a perfect spot to relax and get some fresh air during your workday.

### Staying Active

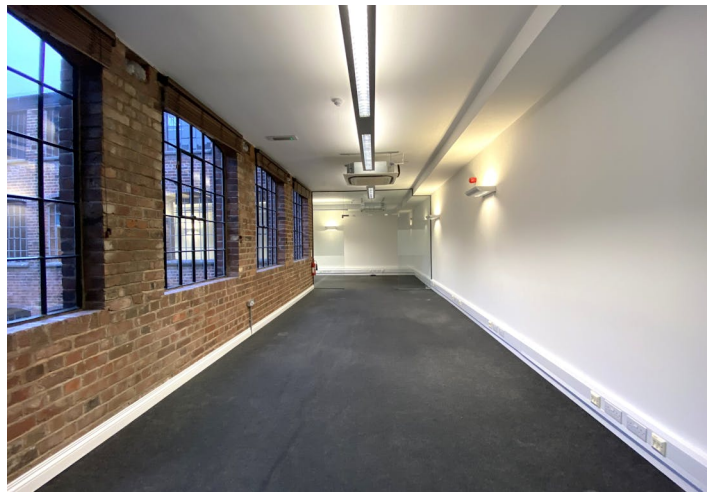
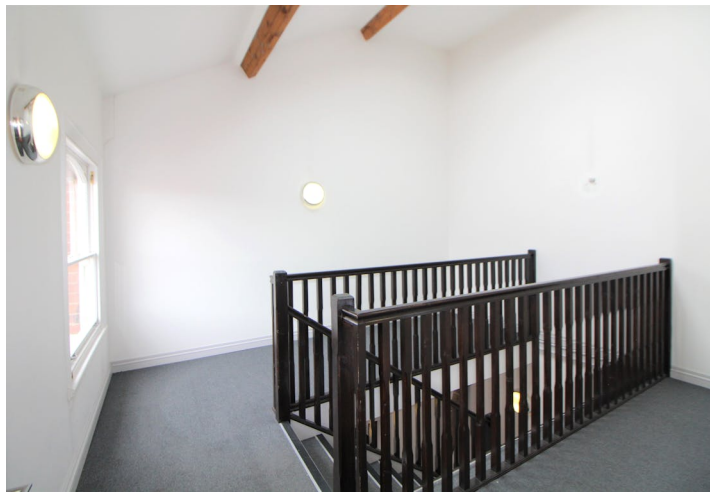
If you want to stay active, there are also several gyms in the area, such as SPM Fitness, Temple Gym, and Henrietta Street Gym.











## RENTAL / TERMS

The suite is available to let on a new lease with length to be agreed at £30,500 per annum exclusive.

## SERVICE CHARGE

We understand a small service charge is to be levied to cover the maintenance of the courtyard and the communal areas.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate details available upon request.

## SERVICES

We are advised all main services are connected.

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

## PLANNING USE

We understand the property has consent for Use Class B1 (Business) however we advise all prospective tenants to contact Birmingham City Councils Planning Department to satisfy them as to their intended use.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

## VAT

Applicable. Elected for VAT

## LEGAL FEES

Each party to bear their own costs. Each party to be responsible for their own legal costs incurred during this transaction.

## POSSESSION

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

## 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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