



36 HYLTON STREET, BIRMINGHAM, B18 6HN

OFFICE TO LET | 477 TO 970 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Self-Contained Office Suite Suites on First and Second Floors

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- Kitchen and WC Facilities
  - LED lighting
  - Carpet Covered Flooring
  - DDA compliant WCs
  - Meeting room
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## DESCRIPTION

The suite comprises a self-contained office unit which benefits from:

- Kitchen and WC Facilities
- LED lighting
- Carpet Covered Flooring
- Meeting room
- DDA complaint WCs



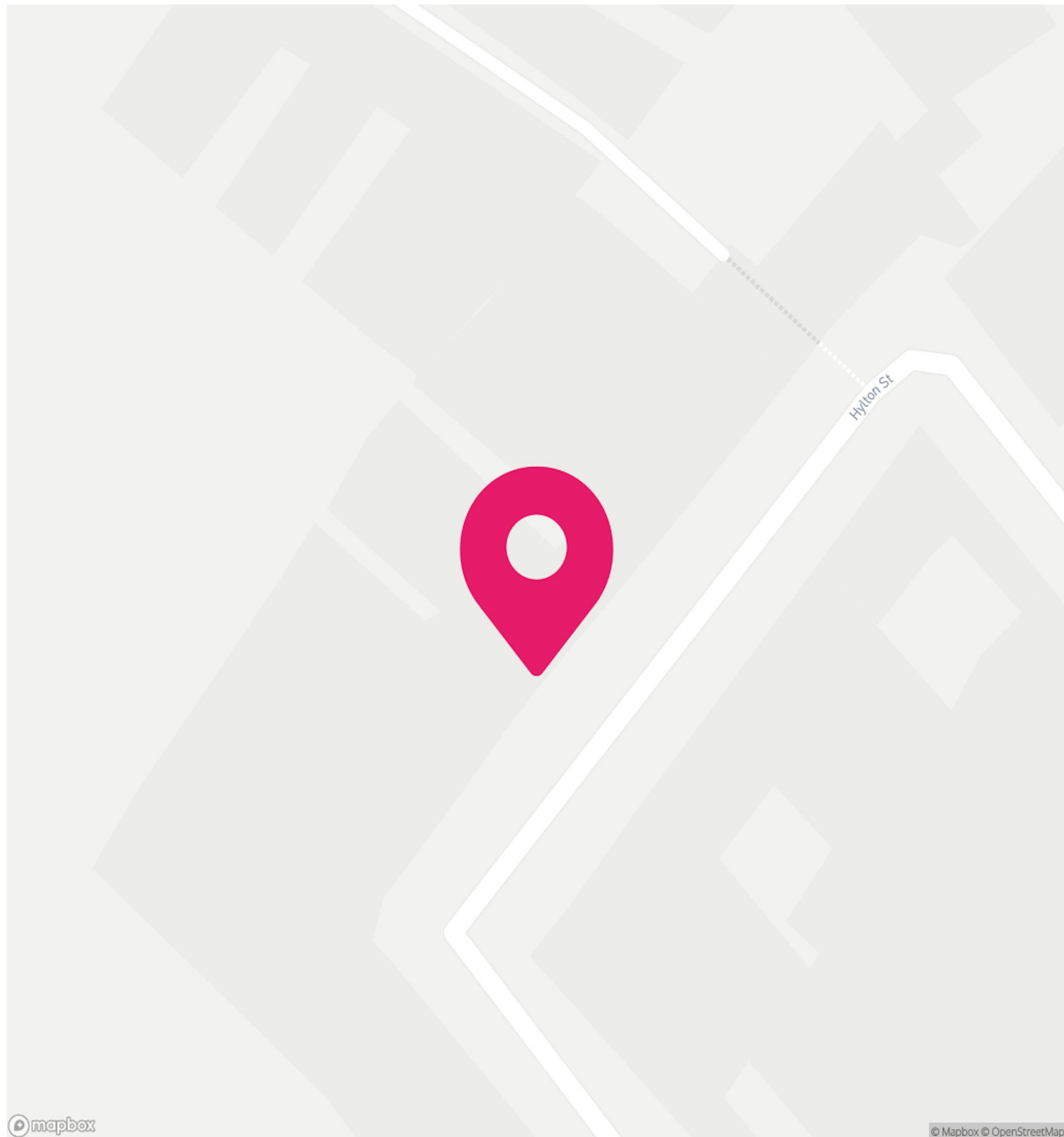
## LOCATION

The property occupies a prominent position fronting Hylton Street in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The immediate area is well served by public transport with regular bus services and being only 200 yards 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 and Brindley Place within 1/2 mile.

Great Hampton Street (A41) is within close proximity providing a direct link to the A38(M) Aston Expressway and the national motorway network.



## 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
Suite - Suite 1	493	45.80	Available
Suite - Suite 2	477	44.31	Available
Suite - Suites 1 & 2	970	90.12	Available
Suite - Suite 4	527	48.96	Available
<b>Total</b>	<b>2,467</b>	<b>229.19</b>	

## SERVICE CHARGE

A service charge will be payable for maintenance of communal areas, communal utilities, and buildings insurance.

## VAT

All figures quoted are exclusive of VAT which we understand is payable on all outgoings contained within the lease.

## SERVICES

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

## LEGAL COSTS

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

## AVAILABILITY

The properties are immediately available, subject to the completion of legal formalities.

## VAT

Applicable

## LEGAL FEES

Each party to bear their own costs

## LEASE

New Lease

## RENT

£7,000 - £14,000 per annum

## POSSESSION

Available Immediately

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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