



UNITS 7 & 11, SPENCER STREET STUDIOS, JEWELLERY QUARTER,  
BIRMINGHAM, B18 6DS

OFFICE TO LET | 410 TO 485 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

First and Second Floor Studio/Office Space  
within Spencer Street Studios, Home to Several  
Creative, Aesthetic and Manufacturing  
Businesses

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- Recently Refurbished
  - Suitable for a Variety of Uses
  - Glazed Elevation overlooking Central Courtyard
  - Kitchen and WC Facilities
  - Central Jewellery Quarter Location
  - Characterful Features
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## DESCRIPTION

Spencer Street Studios comprises of a courtyard development, set within the vibrant Jewellery Quarter, which is home to a number of creative, aesthetic and manufacturing businesses.

The suites are located on the first and second floor within 56 Spencer Street, which is accessed via a communal courtyard and stairwell.

The suite provides open plan studio / office space benefiting from glazed windows overlooking the courtyard, laminate flooring, emulsion coated walls and fluorescent strip lighting.

The unit benefits from WC and kitchen facilities.

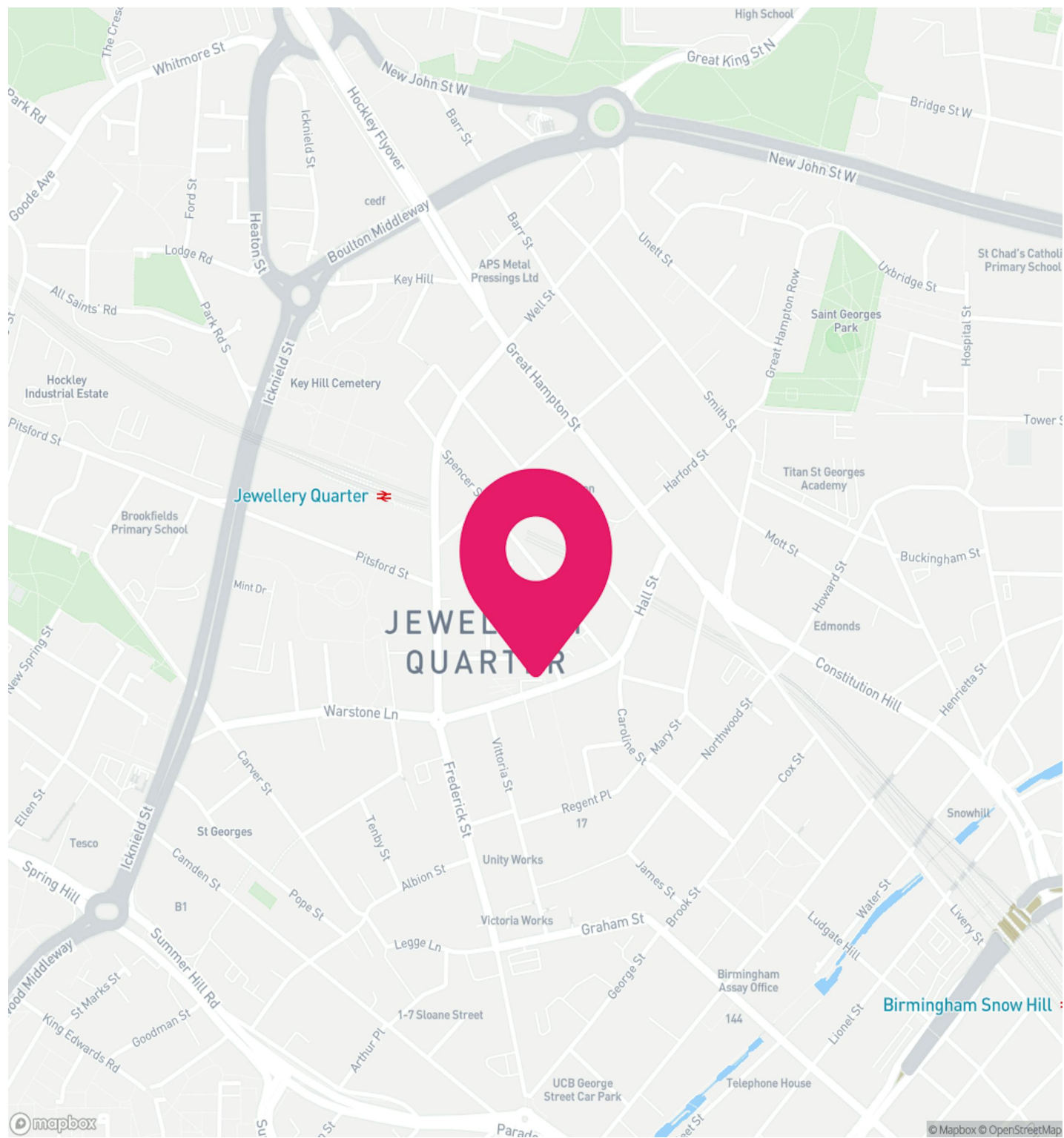


## LOCATION

The property is situated along Spencer Street in the heart of Birmingham's historic Jewellery Quarter.

The premises are within easy reach of both St Pauls Square and Birmingham City Centre with the National Exhibition Centre and Birmingham International Convention Centre being within close proximity.

The immediate area is well served by public transport with regular bus routes and the Jewellery Quarter Train and Metro being only a short distance away.



## 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:

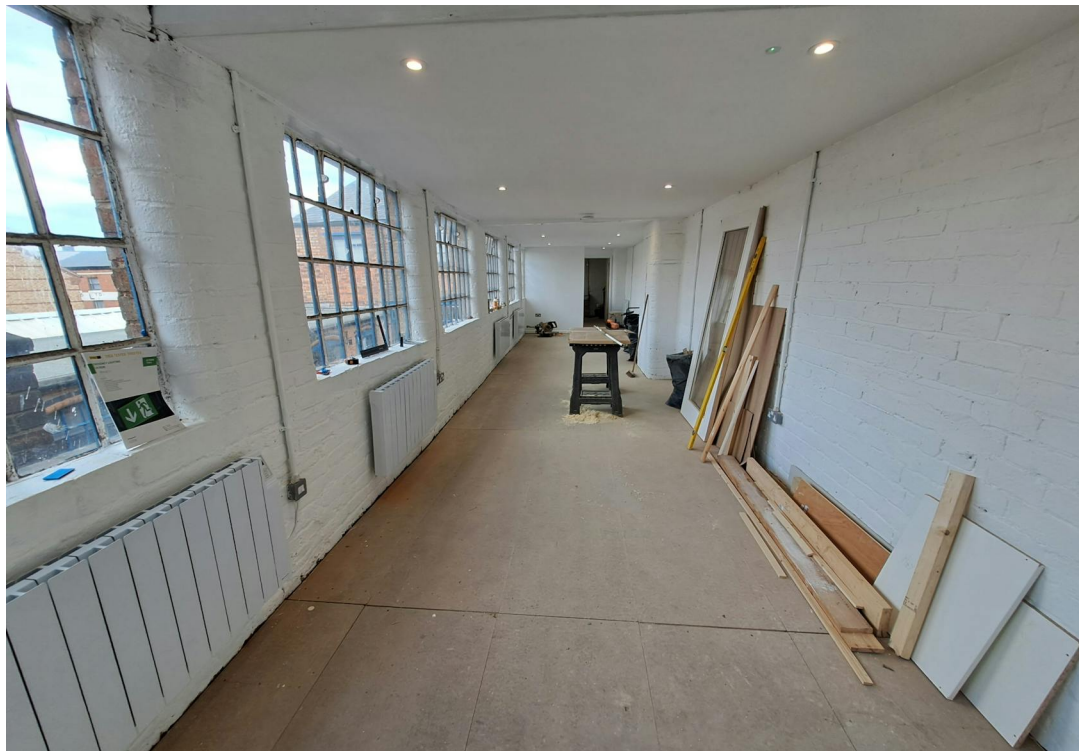
- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

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	Rent	Availability
1st - Unit 7	410	38.09	£6,900 /annum	Available
2nd - Unit 11	485	45.06	£8,000 /annum	Available
<b>Total</b>	<b>895</b>	<b>83.15</b>		

## PRICE / TENURE

The spaces are available to let on a new lease with length to be agreed at the following rental:

Unit 7 (410 ft<sup>2</sup>) = £6,900 per annum exclusive.  
Unit 11 (485 ft<sup>2</sup>) = £8,000 per annum exclusive.

## SERVICE CHARGE

A service charge is levied in respect of communal maintenance and upkeep. Approximate figures are quoted below:

Unit 7 = £1,000 per annum approx.  
Unit 11 = £1,300 per annum approx.

## VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

## BUSINESS RATES

We understand the property qualifies for Small Business Rates Relief.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate (EPC) has been obtained and is available upon request from the agent.

## PLANNING PERMISSION

We understand the property has planning for Use Class E.

## LEGAL FEES

The landlord will provide a free and easy to understand lease agreement with each party being responsible for their own legal and other fees associated with this transaction.

## AVAILABILITY

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

## VIEWINGS

Viewings are strictly via the sole agent Siddall Jones.

## LEASE

New Lease

## POSSESSION

Available Immediately

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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