



THE ATRIUM, 18-20 FREDERICK STREET, BIRMINGHAM, B1 3HE

OFFICE TO LET | 5,071 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

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Lovingly Restored, Prominent Office Building in the Heart of the Jewellery Quarter.

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- Lovingly restored to provide superb headquarter office facilities
  - Newly Installed Passenger lift
  - Comfort heating and cooling
  - Dedicated BTnet lease line providing superfast broadband
  - Bike storage and showering facilities
  - Kitchen and WC facilities to all floors
  - Car Parking
  - 24/7 Access
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## DESCRIPTION

The property comprises an attractive and substantial office building benefiting from a secure car park.

The property has been lovingly restored to provide high end office accommodation throughout.

The impressive entrance hallway provides access onto the ground floor which provides kitchen, WC, shower and space for reception and meeting facilities. A stairwell serves as access on the lower ground level which we feel would be suitable for additional meeting rooms, breakout space or gymnasium.

The first and second floor levels are arranged around a stunning glass atrium providing excellent natural light to the large, open plan floorplates. The building has been tastefully decorated throughout and boasts a stunning monochrome LED lighting. The Atrium further benefits from a dedicated BTnet lease line providing superfast broadband.

The car park is accessed via an electric roller shutter door from Frederick Street.

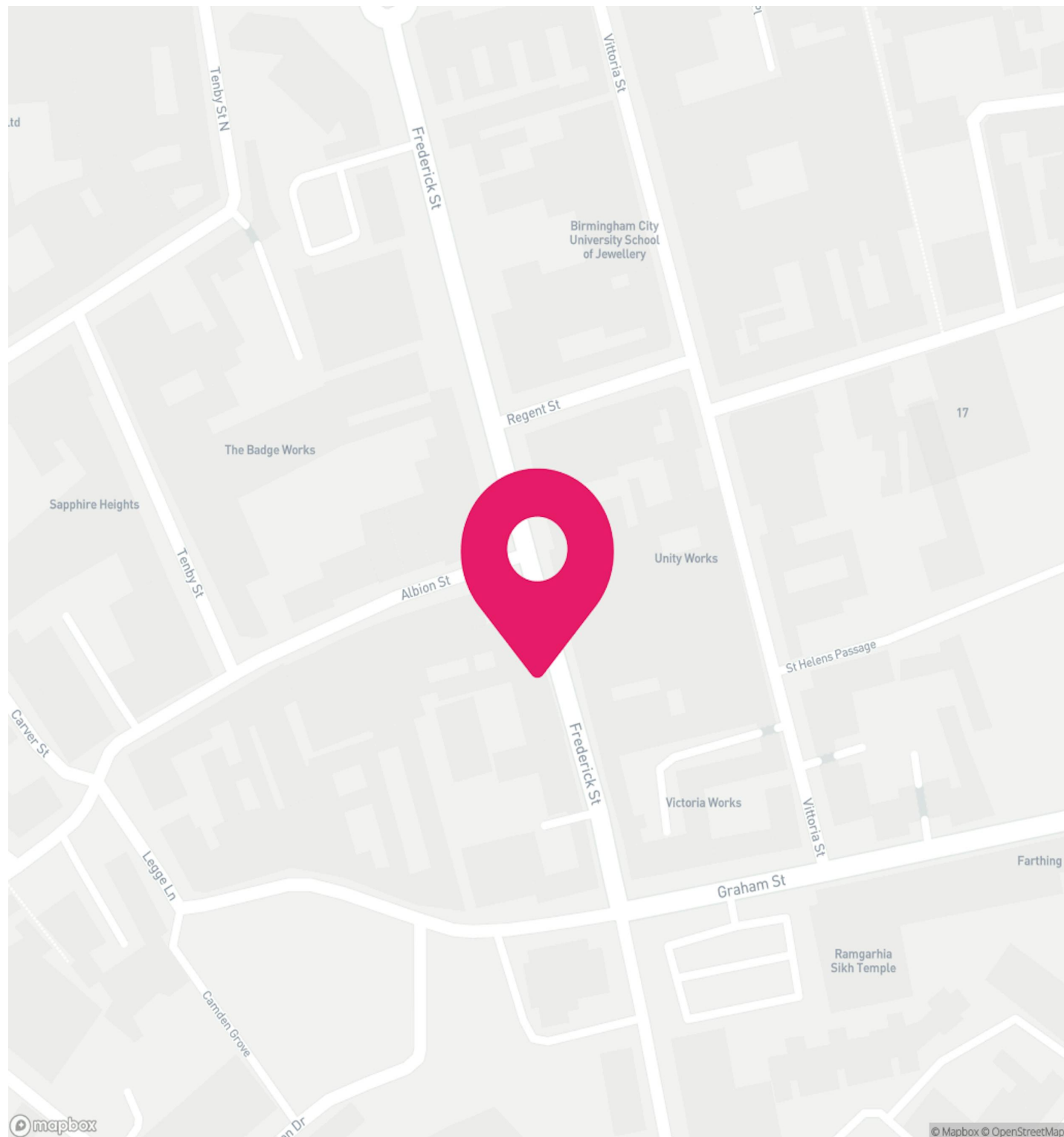


## LOCATION

The property is situated fronting Frederick Street in the heart of Birmingham's historic and vibrant Jewellery Quarter opposite Albion Street, only a short distance from the Clock Tower.

The property is within a mile of Birmingham City Centre and the attractive St Pauls Square and Brindley Place are within 1/2 mile.

The location provides easy access to the motorway network and the immediate area is well served by public transport with regular bus services close by and being within a short walk of the Jewellery Quarter Train and Metro station.



## 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:

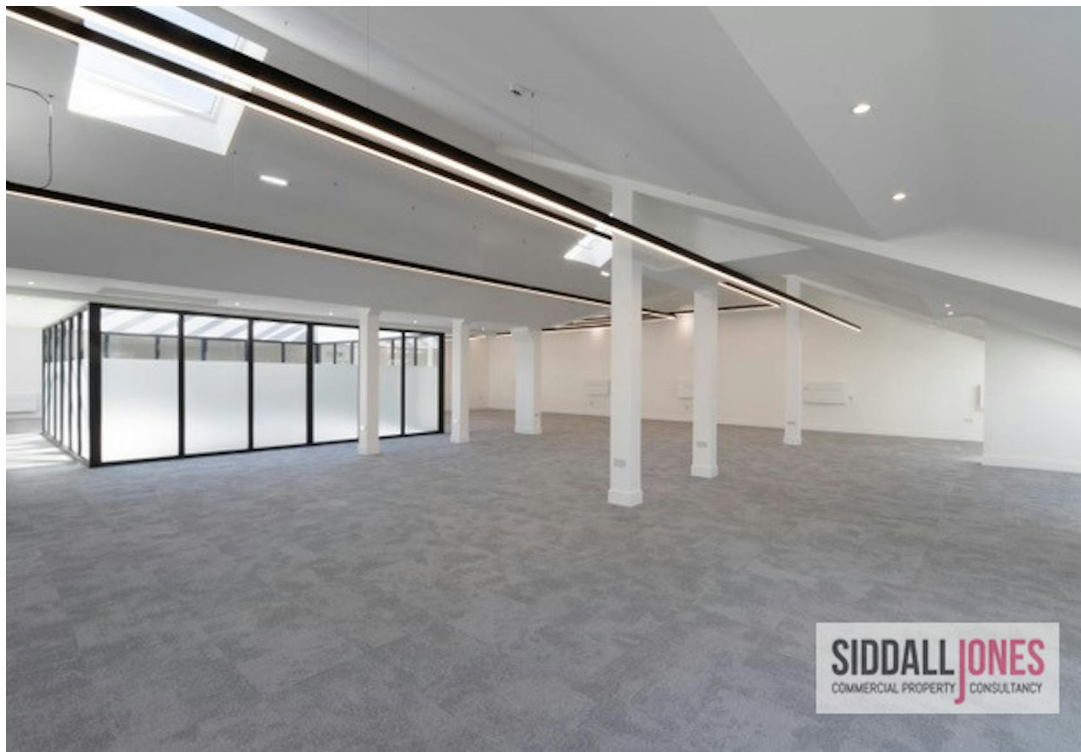
- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

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 property is available to let on a new lease with length to be agreed at £82,000 per annum exclusive.

## SERVICE CHARGE

A service charge may be levied for the maintenance and upkeep of communal areas.

## VAT

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

## USE CLASS

We understand the property has consent under Use Class E.

## LEGAL FEES

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

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## SERVICE CHARGE

£2.50 per sq ft

## LEGAL FEES

Each party to bear their own costs

## LEASE

New Lease

## RENT

£16 per sq ft

## POSSESSION

Available Immediately

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

### Edward Siddall-Jones

0121 638 0500 | 07803 571 891  
edward@siddalljones.com

### Ryan Lynch

0121 638 0800 | 07710022800  
ryan@siddalljones.com

### Sophie Froggatt

0121 638 0500 | 07842013854  
sophie@siddalljones.com

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