



GROUND FLOOR, 176 HOLLIDAY STREET, BIRMINGHAM, B1 1TJ

OFFICE TO LET | 1,200 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

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Ground Floor City Centre Office, Frontage to both Holliday Street & Granville Street. 1x Car Parking Space (More via Separate Negotiation).

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- City Centre Location
- On-site Car Parking
- Double Aspect
- Intercom, CCTV, Alarm

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## DESCRIPTION

The ground floor suite provides open predominantly open plan accommodation plus two cellular meeting rooms.

The office benefits from excellent natural daylight with the following specification:

- Carpet Flooring with Inset Floor Boxes
- Ceiling Mounted Lighting
- CAT 6 Cabling and Trunking
- Double Glazing
- Central Heating
- Intercom Access / CCTV and Intruder Alarm
- Kitchen
- WC

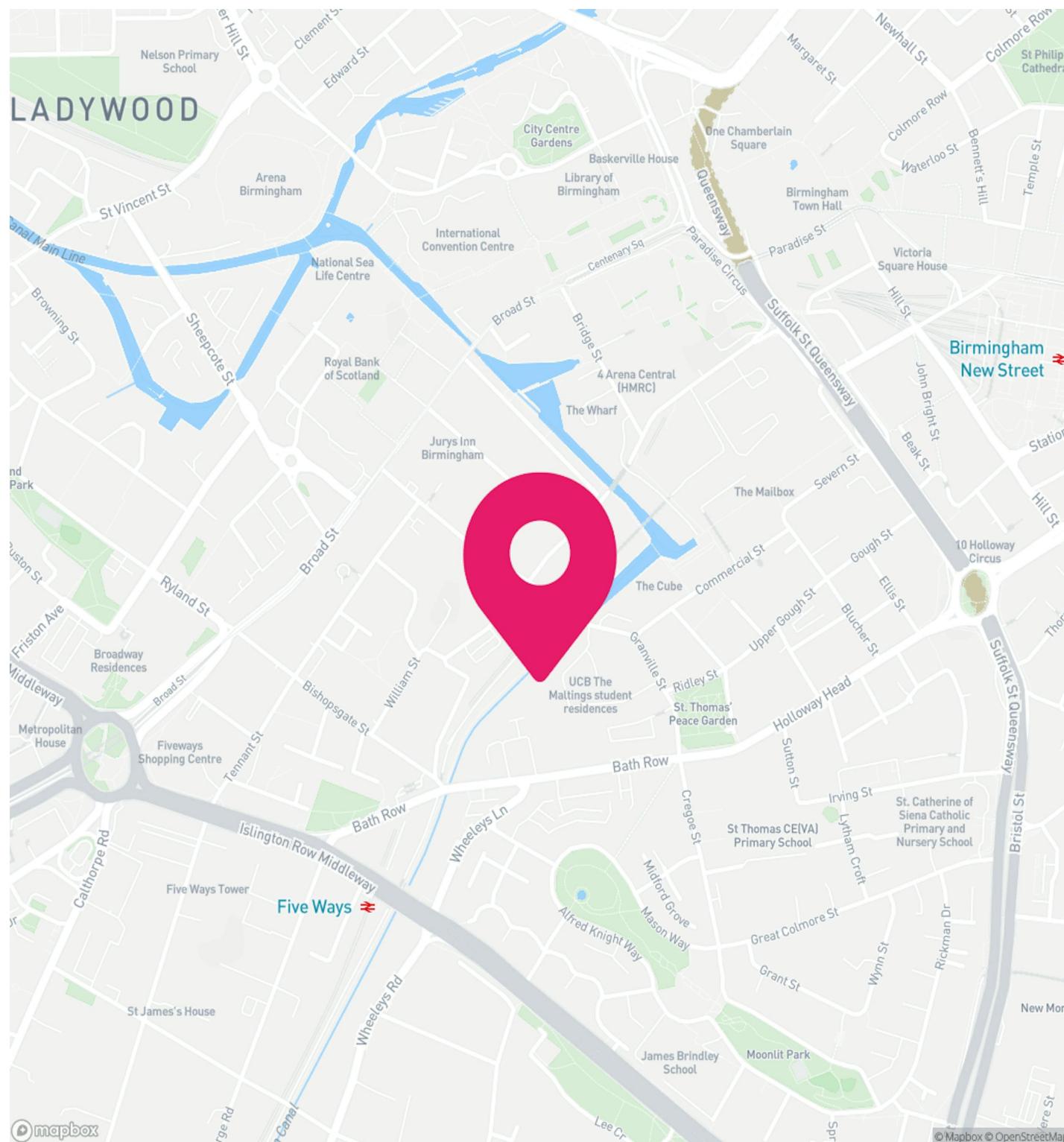
One car parking will be included, and further spaces can be provided via separate negotiation.



## LOCATION

The property is predominantly situated fronting Granville Street and Holliday Street, Birmingham within close proximity to Broad Street and the Mailbox and Cube developments.

The location allows for convenient access across the city via the inner ring road and the motorway network at J6 M6 located within close proximity.



## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

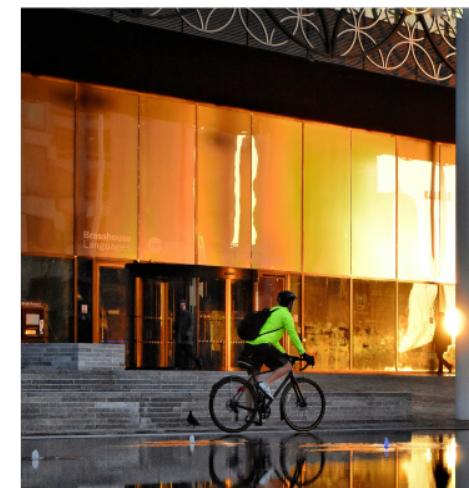
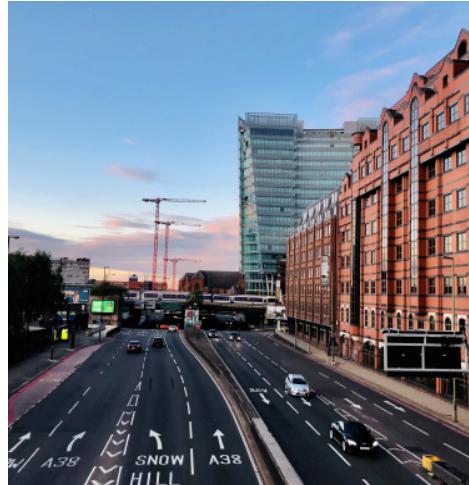
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

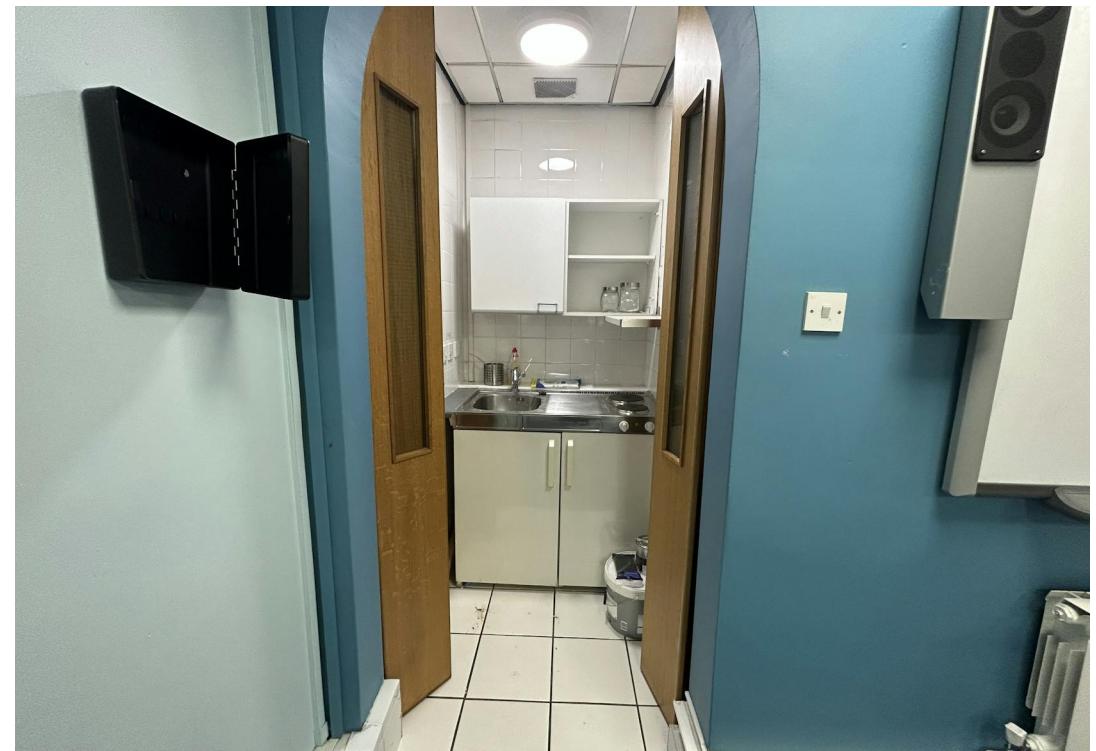
**Central location, global reach:** A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





## RENTAL / TERMS

The property is available to let on a new lease with length to be agreed at £15,000 per annum (exclusive).

## SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of communal areas and building insurance.

## LEASE

A lease will be provided at no cost to the ingoing tenant.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Available upon request from the agent.

## AVAILABILITY

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

## VIEWING

Viewings are strictly via Siddall Jones.

## SERVICE CHARGE

n/a

## LEASE

New Lease

## RENT

£15,000 per annum

## POSSESSION

Available Immediately

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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