



## Newhall Place

Newhall Hill, Birmingham, B1 3JH

**Character, 1st Floor Office  
Space on Newhall Hill in the  
Jewellery Quarter -  
Available from 400 ft<sup>2</sup> -  
1,810 ft<sup>2</sup>**

**400 to 1,810 sq ft**  
(37.16 to 168.15 sq m)

- Character Office
- Jewellery Quarter Location
- On-Street Parking Available (upto 4 hours)
- Self Contained

# Newhall Place, Newhall Hill, Birmingham, B1 3JH

## Description

This Georgian character office provides high quality accommodation whilst maintaining many original features.

The subject suite comprises of a large open plan office with entrance lobby and meeting area to mezzanine floor.

A further rear office, fitted kitchen and toilets are located off the main office space which can also be taken separately.

The space benefits from LED lighting, electric heating, emulsion coated walls, carpet flooring and power and data cabling.

## Location

The property is situated on Newhall Hill in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The premises are situated only a short distance from the attractive St Paul's Square and just over ½ mile from Brindley Place and Birmingham City Centre.

The immediate area is well served by public transport with the Jewellery Quarter and Snowhill Metro/Train Station within proximity and frequent bus services close by.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Suite 11 & 12	1,810	168.15	Available
1st - Suite 12	400	37.16	Available
1st - Suite 11	1,410	130.99	Available

## Terms

The premises is available to rent on a new lease, with length to be agreed from £5,200 per annum - £23,530 per annum (exclusive)

VAT

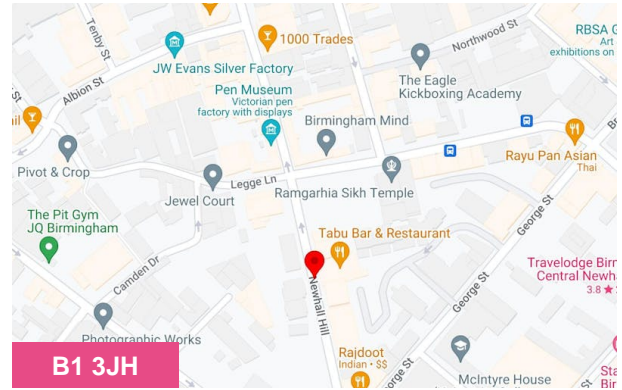
We understand that VAT is payable on all outgoings contained within the lease.

Availability

The property is available upon completion of legal formalities.

Viewings


Strictly via prior appointment with the sole agent Siddall Jones on 0121 638 0500



## Summary

<b>Available Size</b>	400 to 1,810 sq ft
<b>Rent</b>	£5,200.00 - £23,530.00 per annum
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Viewing & Further Information

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