



UNIT E, LUDGATE COURT, 57 WATER STREET, BIRMINGHAM, B3 1EP

OFFICE TO LET | 750 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Recently Refurbished Modern Office Suite,
Close to St Paul's Square

- Refurbished Office
 - Colling and Heating
 - Carpeted Flooring
 - 1 Car Parking Space
 - Double Glazing
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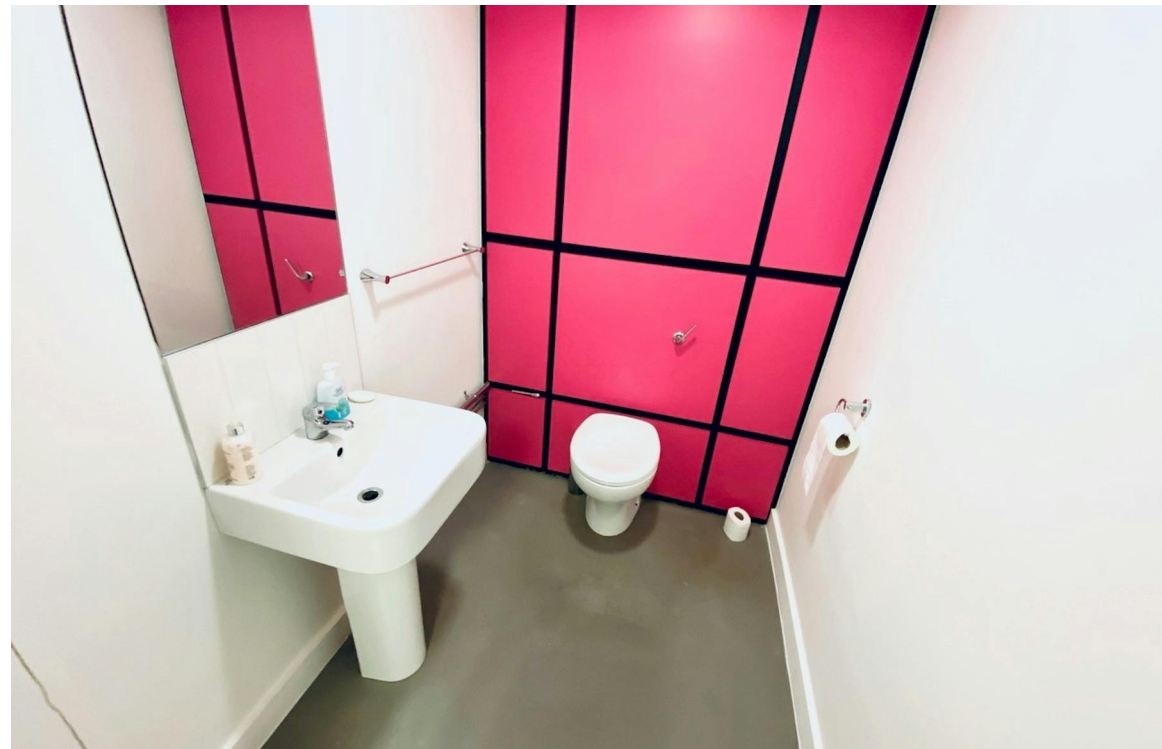
DESCRIPTION

The property comprises a modern three-storey modern office building which has been split to provide contemporary accommodation on each level:

The suites have been refurbished to a high standard and provides the following:

- Comfort cooling and heating
- Suspended ceiling with recessed LED lighting
- Carpet tiled flooring
- Perimeter power and data
- Double glazing
- WCs and fitted kitchen
- 1x Car Parking Space

The immediate area provides a vibrant mix of bars, restaurants and cafes with numerous car parks and on street parking options available in close proximity.

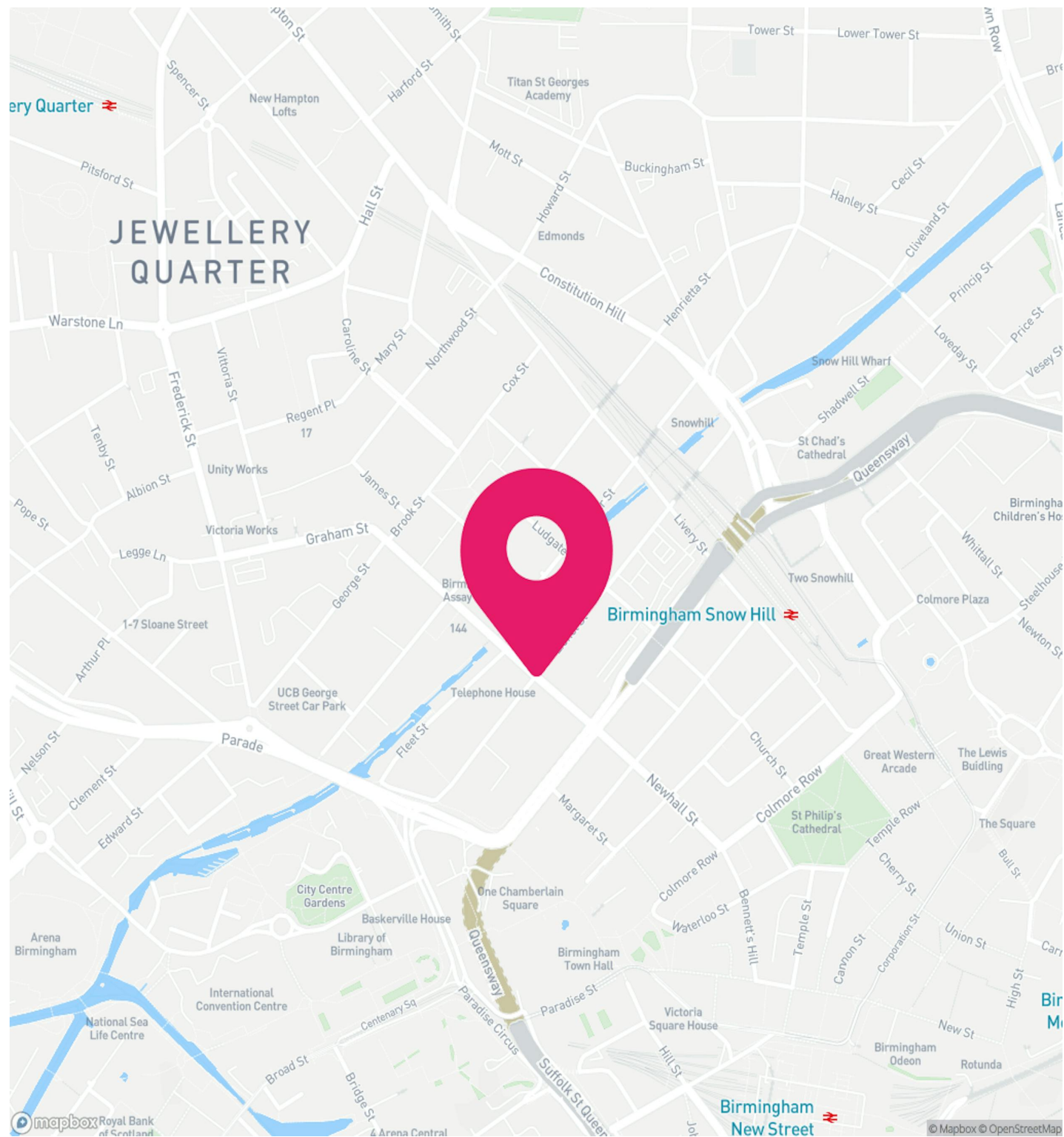


LOCATION

The property is situated on Water Street within the popular St Pauls district of Birmingham.

Birmingham City Centre is approximately 700 yards to the south east via Ludgate Hill and Church Street with access to the motorway network via the A38(M) approximately 0.75 miles northeast via Ludgate Hill and the A4400 Queensway dual carriageway.

Public transport links are excellent with a number of bus services close by and Snowhill Train and Metro Station being only a short walk.



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 £13,000 per annum exclusive.

SERVICE CHARGE

n/a

LEASE

New Lease

RENT

£13,000 per annum

POSSESSION

Available Immediately

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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