

OFFICE, SERVICED OFFICE | TO LET



REGENT HOUSE, 50 FREDERICK STREET, JEWELLERY QUARTER, B1 3HR
185 TO 357 SQ FT (17.19 TO 33.17 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Serviced Offices within the Heart of the Jewellery Quarter

- CAT 6 Cabling
 - Feature Spot Lighting
 - Fully Refurbished Office
 - 5 Glass Partitioned Offices
 - CCTV & Intruder Alarm
 - Fitted kitchen with integrated appliances
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DESCRIPTION

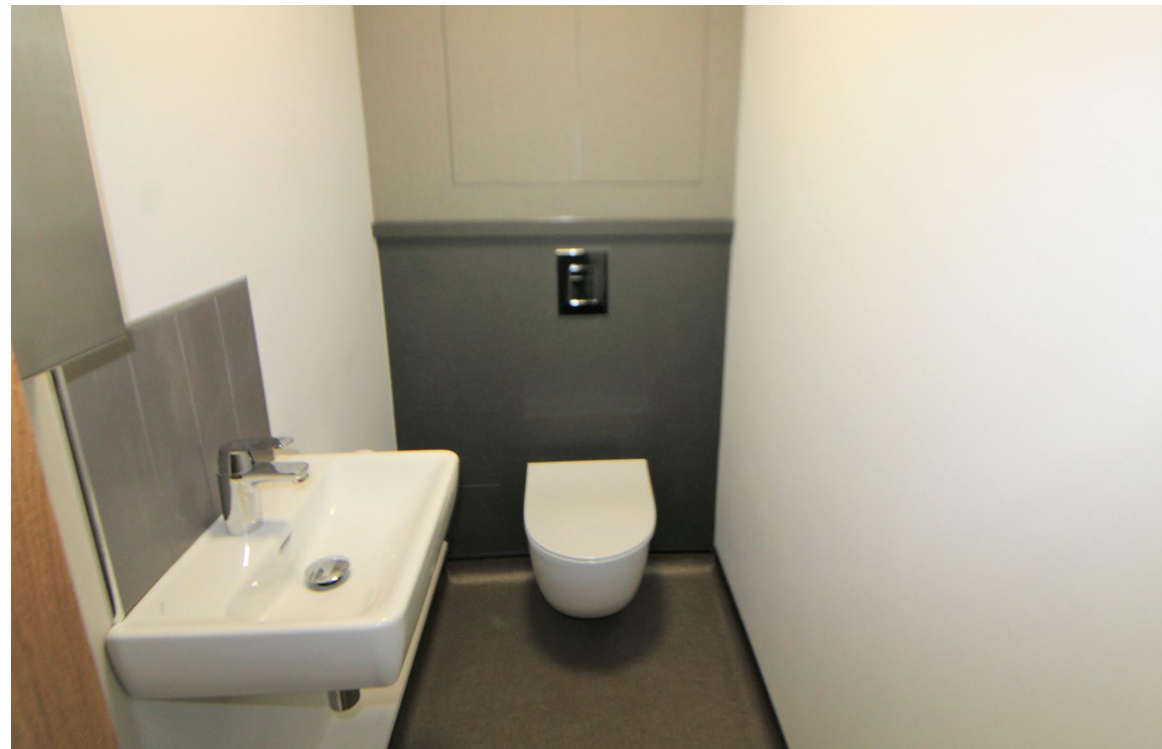
The property comprises a prominent office premises fronting Frederick Street.

The suite is accessed via a glazed pedestrian access off Frederick Street leading into a reception area with stairwell and passenger lift.

This first-floor suite has undergone a complete refurbishment and fit out providing 5 glass partitioned offices with kitchen, kitchenette and WC facilities.

Specification:

- Passenger Lift
- Raised access flooring
- Senator Office Furniture
- Feature Spot Lighting and Exposed Conduit
- Comfort conditioning
- Fitted kitchen with integrated appliances
- CAT 6 Cabling
- Bespoke unisex toilet facilities
- Double glazed windows with inset blinds
- Card operated door entry system
- CCTV
- Intruder and Fire Alarm



LOCATION

The property is predominately situated along Frederick Street at its junction with Albion Street in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The premises are situated only a short distance from the Clock Tower with the attractive St Pauls Square within walking distance and Brindley Place and Birmingham City Centre just over half a mile.

The immediate area is well served by public transport with the Jewellery Quarter and Snowhill metro/train station within close proximity and frequent bus services nearby.



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

OFFICE SIZE (ft2) RENTAL (PCM)

Office 1 423 Under Offer

Office 2 260 £667 PCM

Office 3 185 £500 PCM

Office 4 223 £585 PCM

Office 5 357 £895 PCM

VAT

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

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

AVAILABILITY

The property is immediately available following the completion of legal formalities.

VIEWINGS

Strictly via the sole letting agent Siddall Jones on 0121 638 0500

VAT

Applicable. VAT which may be payable.

LEGAL FEES

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

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£6,000 - £8,004 per annum

POSSESSION

The property is immediately available following the completion of legal formalities.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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