



56 ST PAUL'S SQUARE, BIRMINGHAM, B3 1QS

OFFICE TO LET | 1,903 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Characterful Office Premises Overlooking St Paul's Square 1,903 sq ft with 3 Parking Spaces

- 3x Car Parking Spaces
- Excellent Transport Links
- Over-looking St Pauls Square
- Excellent Natural Light
- Gas-Fired Central Heating
- Two Meeting Rooms



DESCRIPTION

The property comprises a characterful office premises situated in one of Birmingham most affluent and sought after office and leisure locations.

The property is of traditional brick construction surmounted by a pitched tiled roof.

Formally the home of Pearson and Rowe Solicitors and most recently MFG Solicitors the property is accessed from Charlotte Street into a large reception area and then into another large area which has been divided to provide two meeting rooms with kitchen.

The upper floors provide a variety of offices accessed off a central staircase with additional welfare facilities.

The property has retained many of its original character features with a variety of different shaped/sized windows overlooking St Pauls Square and providing excellent natural light.

Further benefits include gas-fired central heating, carpet covered flooring and 3x car parking spaces in the rear courtyard.

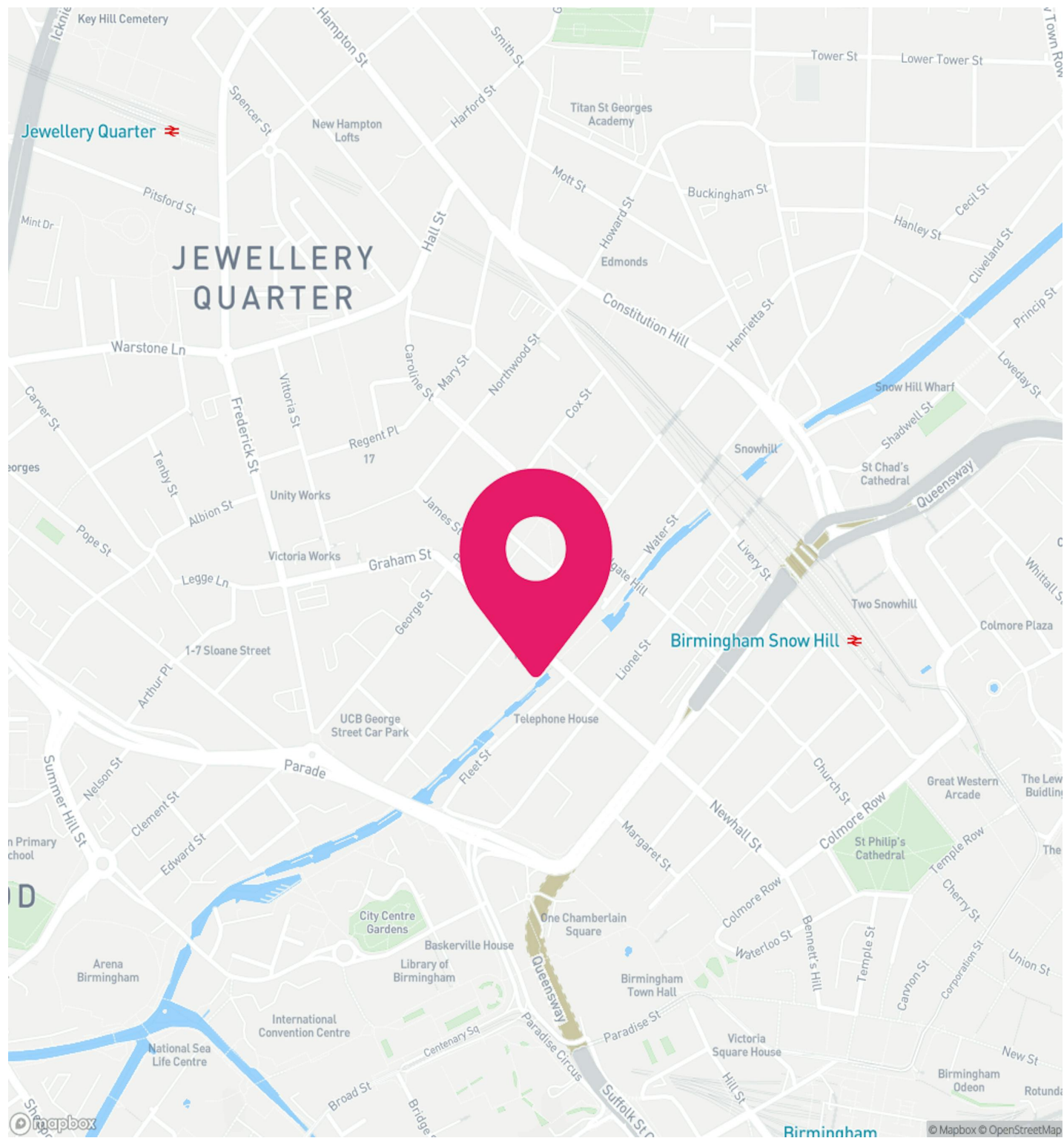


LOCATION

The property is situated on St Paul's Square at its junction with Charlotte Street in Birmingham's historic and vibrant Jewellery Quarter.

St Paul's Square lies to the west of Ludgate Hill which in turn adjoins Great Charles Street Queensway providing ring road access to the City Centre and A38(M) Aston Expressway and linking with J6 of the M6 approximately 2 miles distant.

Snowhill and New Street rail stations are both within walking distance and several bus services are located close by.



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.





AVAILABILITY

Name	sq ft	sq m	Availability
Lower Ground	1,903	176.79	Available
Total	1,903	176.79	

TERMS

Rental / Terms

The property is available to let on a new lease, with length to be agreed, at £26,750 per annum exclusive.

RATEABLE VALUE

£18,500. Rates Payable: £9,250 pa approx

VAT

Applicable. All prices quoted are exclusive of VAT.

LEGAL FEES

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

LEASE

New Lease

RENT

£26,750 per annum

POSSESSION

Available Immediately

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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