

OFFICE | TO LET



GROUND FLOOR, THE SILVERWORKS, NORTHWOOD STREET, BIRMINGHAM, B3  
1TX

2,100 SQ FT (195.18 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Courtyard Premises in the Jewellery Quarter, with Secure Car Parking Next Door - 2,100 ft<sup>2</sup>

- Ground Floor Office
- Close to St Pauls Square
- Air Conditioning
- Secure Car Parking Available



## DESCRIPTION

The subject suite is situated at ground floor level and accessed via an independent doorway which takes you into the central courtyard.

The property is then accessed via a pedestrian door into a welcoming reception area with open plan and some cellular space, providing accommodation for office, retail or training uses – Subject to Planning.

The building is arranged in a U Shape with an annex to the other side of the building providing additional office or meeting space.

The suite has undergone extensive refurbishment and presents well with original crittall windows providing excellent natural, carpet/laminate flooring, feature lighting, air conditioning/ heating, fitted kitchen and WC facilities.

Externally the property has the rare advantage of secure car park next door.



## LOCATION

The property is located on Northwood Street close to its junction with Caroline Street and St Pauls Square in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The property is well placed for access around the city, being within close proximity to the middle ring road and with Snow Hill and The Jewellery Quarter metro / train stations being within easy walking distance.

The St Pauls Metro is also within close proximity and numerous bus services operate 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.



## 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.

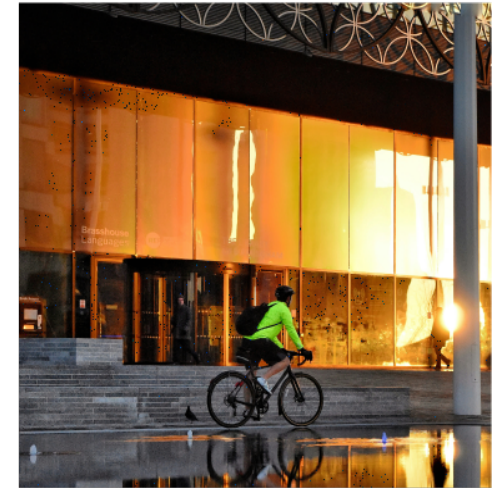
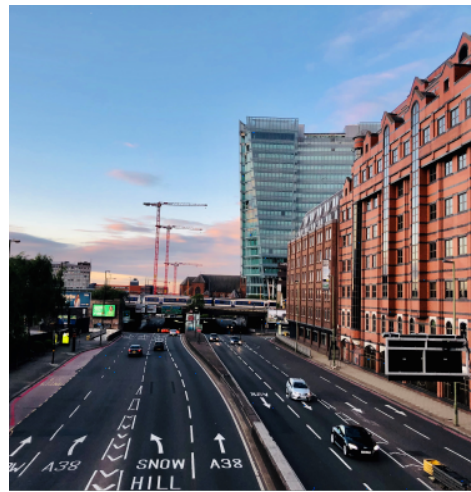
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**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!



## SERVICE CHARGE

We understand a small service charge is to be levied to cover the maintenance of the courtyard and the communal areas.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate details available upon request.

## SERVICES

We understand that the property benefits from all main services either on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that interested parties carry out their own investigations.

## PLANNING USE

We understand the property has consent for Use Class B1 (Business) however we advise all prospective tenants to contact Birmingham City Councils Planning Department on 0121 303 1115 to satisfy them as to their intended use.

## LEGAL COSTS

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

## VIEWINGS AND FURTHER INFORMATION

Viewings strictly via prior appointment with the letting agent Siddall Jones.

## VAT

To be confirmed

## LEASE

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

## RENT

£27,000 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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