



54 NEWHALL STREET, BIRMINGHAM, B3 3QG

OFFICE TO LET / FOR SALE | 513 TO 3,800 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Self-Contained Office Building in Birmingham
City Centre

- To Let (May Sell)
- Birmingham's Central Business District
- Grade II listed Office Building
- Gas Fired Central Heating



DESCRIPTION

The property comprises an inner terrace Grade II Listed self-contained office building, dating from circa. 1900 of brick construction with stone dressings and part slate part tile roof.

The accommodation extends over four floors plus a basement, the premises have served as offices for a well established law firm for many years, but was originally built as a dental practice.

Internally, the accommodation which requires modernisation and upgrading, retains its original cellular nature.

Finishes are generally painted wallpaper walls, plastered and painted ceilings and carpet covering to office areas.

The accommodation has gas fired central heating and there are various kitchens & WC facilities located within the building.

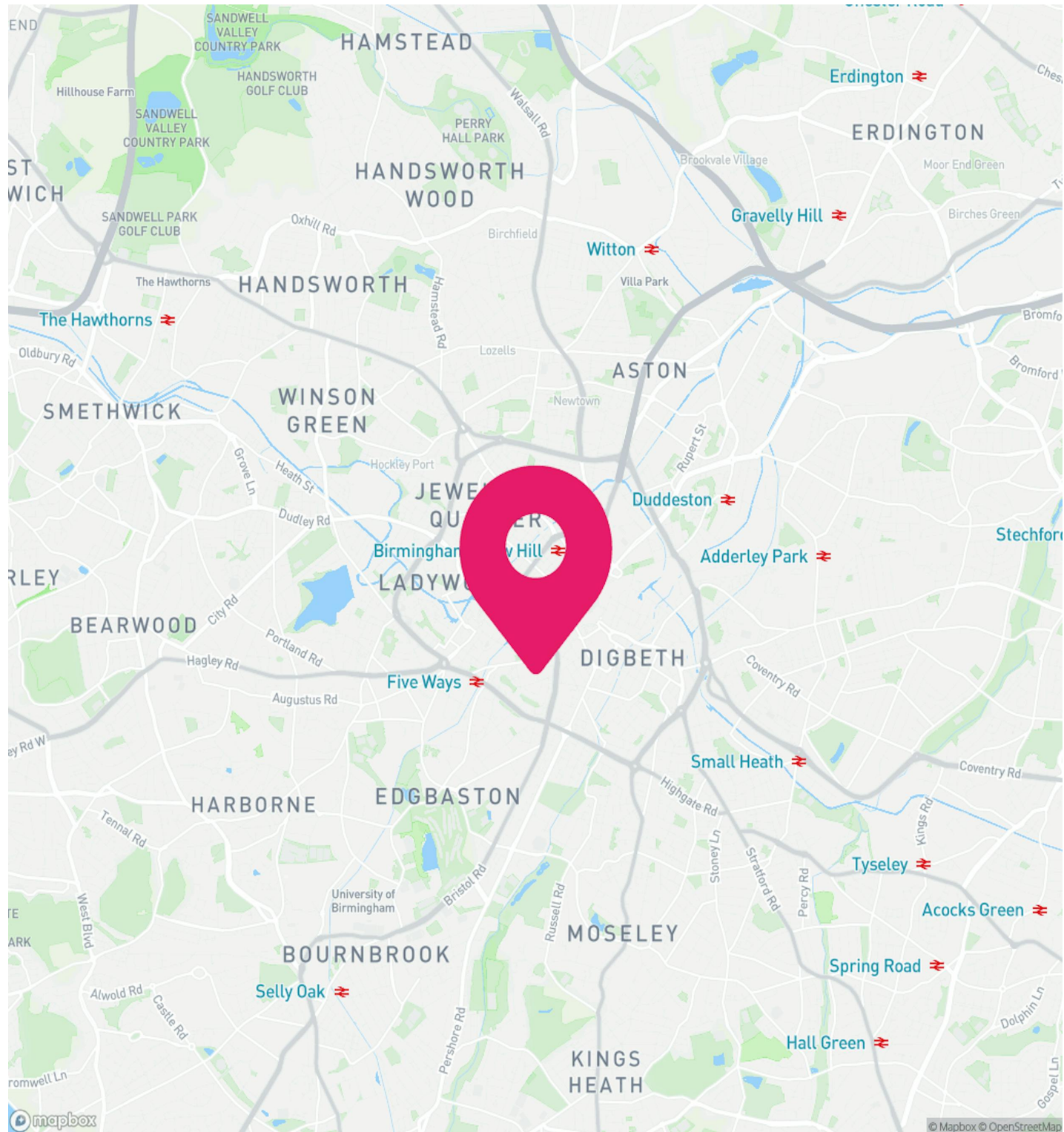


LOCATION

The property occupies a prominent position fronting Newhall Street, near to its junction with Cornwall Street, in the heart of Birmingham's Central Business District.

The property is in close proximity to Snow Hill Station, New Street Station, The Jewellery Quarter and Colmore Row, whilst the main retail district including Grand Central and the Bull Ring are all within close walking distance.

Birmingham's inner ring road, Great Charles Street, is located close by, which in turn provides access to the A38M and the national motorway network via junction 6 of the M6 motorway.



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.

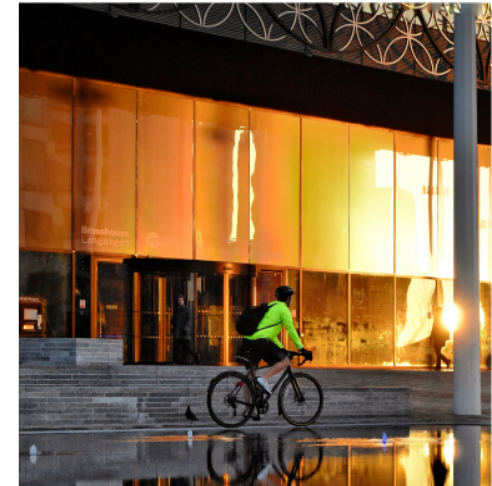
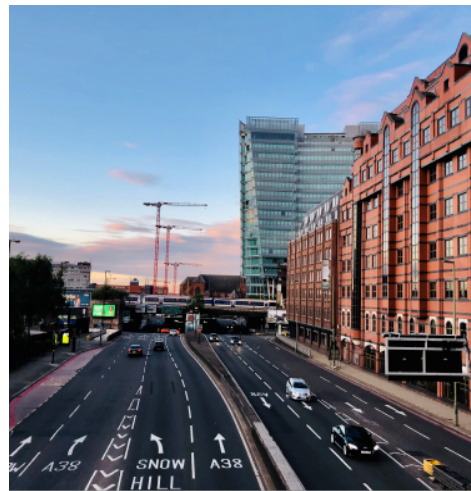
Central location, global reach: A strategic location offers quick train connections:

- 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!

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RENTAL/TERMS

The whole property is available on a leasehold basis at a quoting rent of £60,000 per annum exclusive, subject to contract.

Alternatively, the property can be taken on a floor-by-floor basis with terms to be agreed.

VAT

We understand the property is not elected for VAT.

ACCOMMODATION

Basement - 780 ft2 (72 m2)
Ground Floor - 946 ft2 (88 m2)
First Floor - 918 ft2 (86 m2)
Second Floor - 644 ft2 (60 m2)
Third Floor - 513 ft2 (47 m2)
Total 3,800 ft2 (353 m2) approx.

PLANNING USE

The property is currently permitted for office use under Use Class E(g)(i), however may hold potential for alternative uses, subject to planning.

Interested parties should make their own enquiries with the local planning authority.

SERVICES

We understand all mains services are available to the property.

The agent has not tested the services and would advise any prospective tenant or purchaser to carry out their own investigations as to the condition and suitability of the installations.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

LEGAL COSTS

Each party are to be responsible for their own legal and professional costs incurred in this transaction.

AVAILABILITY

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

LEASE

New Lease

POSSESSION

Available Immediately

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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