



AVEBURY HOUSE, 55 NEWHALL STREET, BIRMINGHAM, B3 3RB

OFFICE TO LET | 1,000 TO 1,420 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

The property has planning user Use Class E.

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- CAT 2 Lighting
  - Air conditioning
  - Situated on Newhall Street in the heart of Birmingham's business district and close to the junction with Great Charles Street Queensway.
  - Each suite is liable for a service charge of £200 per month towards the costs and maintenance of communal areas etc.
  - Property has planning user Use Class E
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## DESCRIPTION

The premises comprise of an attractive four storey character building of red brick construction with a white concrete façade.

The property comprises of various office suites arranged over the upper floors which are accessed via glazed aluminium doors off the main Newhall Street into a welcoming lobby area with passenger lift access and stairs.

The subject suites are generally the same specification, being: ceilings incorporating CAT 2 lighting, air conditioning, perimeter trunking, kitchenette and intercom entry system.

There is lift access to all floors and WC facilities located on each floor.



## LOCATION

The property is situated on Newhall Street in the heart of Birmingham's business district and close to the junction with Great Charles Street Queensway.

Communication links are excellent with Snow Hill and New Street railway stations within walking distance and within close proximity to the national motorway network at J6 of the M6.



## 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.

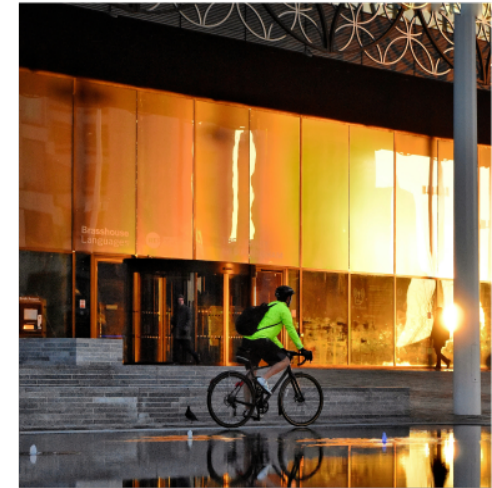
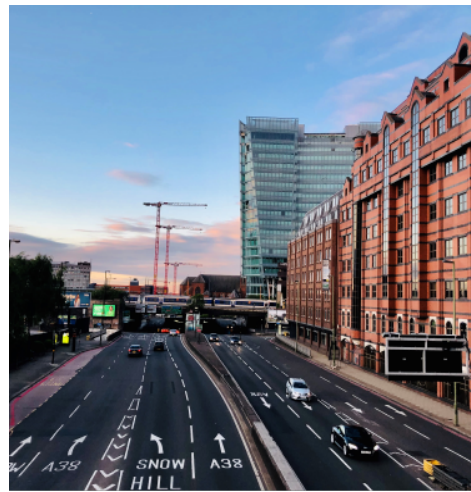
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**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!





## ACCOMMODATION AND RENTAL

Office Size (ft2) Rental (per annum)

Office 3 2nd Floor 1,420 £21,000

Office 4 2nd Floor 1,000 £15,000

Office 5 3rd Floor 1,420 £21,000

## SERVICE CHARGE

Each suite is liable for a service charge of £200 per month towards the costs and maintenance of communal areas etc.

## VAT

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

## BUSINESS RATES

We understand all suites advertised will qualify for Small Business Rates Relief, subject to tenants' eligibility.

## PLANNING USE

The property has planning user Use Class E.

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

## SERVICES

We are advised all main services are connected which include mains gas, water and electricity.

The agents have not checked and do not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## LEGAL COSTS

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

## AVAILABILITY

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

## VIEWINGS AND FURTHER INFORMATION

Please contact the agent Siddall Jones on 0121 638 0500

## LEASE

New Lease

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

**Edward Siddall-Jones**

0121 638 0500 | 07803 571 891

edward@siddalljones.com

**Sophie Froggatt**

0121 638 0500 | 07842013854

sophie@siddalljones.com

**Ryan Lynch**

0121 638 0800 | 07710022800

ryan@siddalljones.com

**Scott Rawlings**

0121 638 0500 | 07745521743

scott@siddalljones.com