

OFFICE | TO LET



FIRST FLOOR, 12-14 REGENT PLACE, JEWELLERY QUARTER, B1 3NJ

2,251 SQ FT (209.12 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Character First Floor Office Suite in Jewellery Quarter with Secure Car Parking

- 3x Car Parking Spaces
- Grade II Listed Building
- Extensive Natural Light
- Gas Central Heating



## DESCRIPTION

The property comprises a substantial three storey Grade II Listed premises fronting Regent Place and with a rear courtyard providing car parking.

The subject suite is situated on the first-floor level and forms an L shape with large open plan office areas, a separate boardroom and kitchen / dining area.

The property contains many original features including large arch windows allowing plenty of natural light and exposed brickwork walls. The property also benefits from gas central heating throughout.



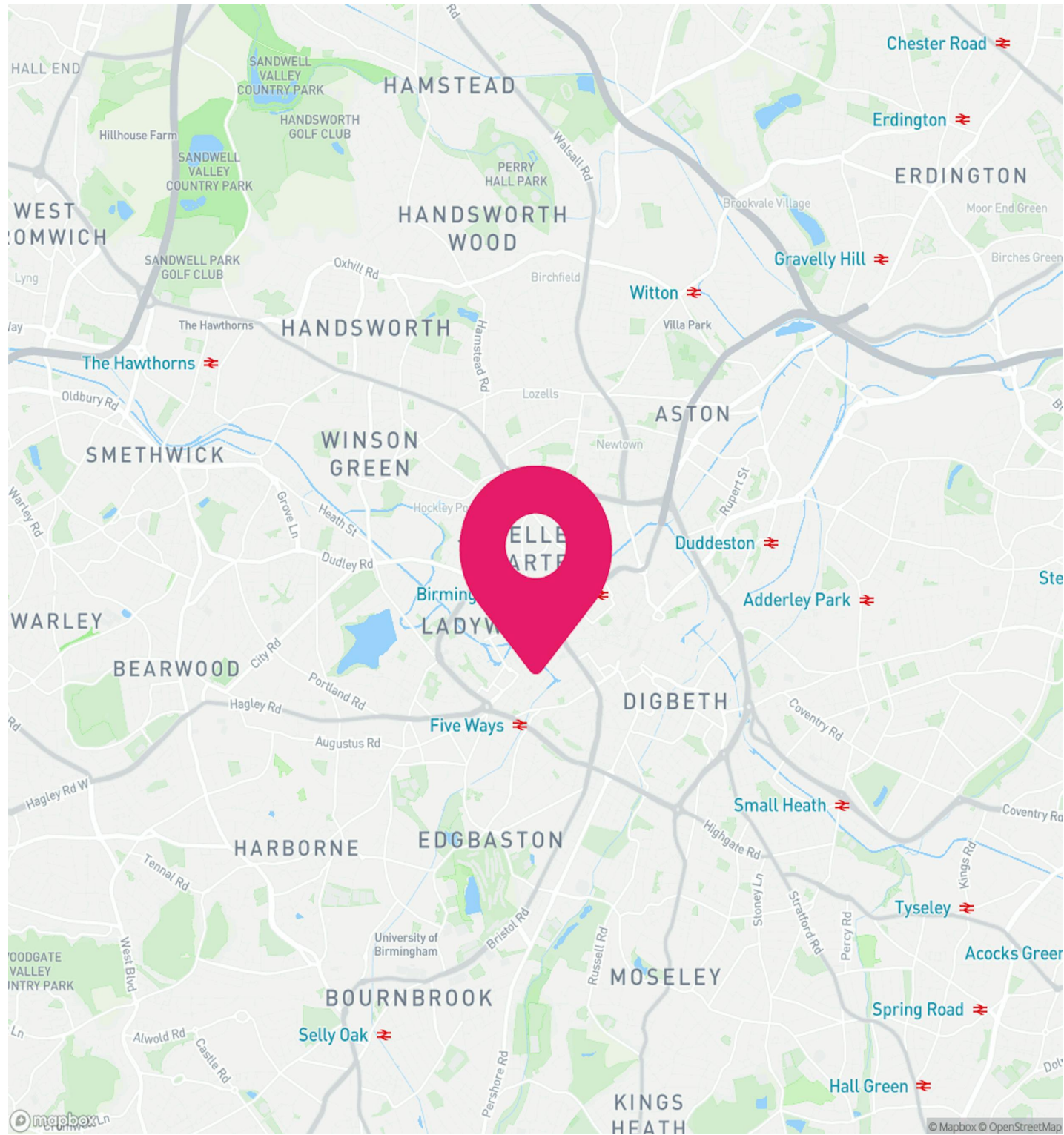
## LOCATION

The property is situated on Regent Place in the heart of Birmingham's historic and vibrant Jewellery Quarter.

Regent Place is accessed from Caroline Street and leads onto Vittoria Street and Graham Street.

The immediate area is well served by public transport with regular bus services and the Jewellery Quarter railway and metro station being only a short distance away.

The location also provides convenient access to St Paul's Square, Brindley Place and Birmingham City Centre.



## 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.

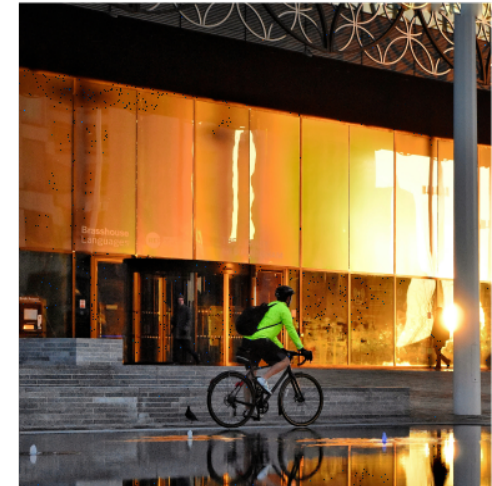
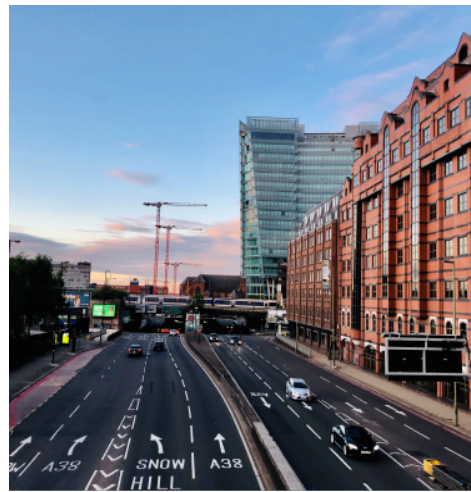
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**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

A service charge is levied for the maintenance and upkeep of communal areas including refuse collection, communal cleaning etc.

We understand the current annual premium payable to be £4,257.91 payable monthly (£354.83 PCM) in advance.

## BUSINESS RATES

RV: £13,500

The property is eligible for exemption under Small Business Rates Relief – subject to tenants' eligibility.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## SERVICES

We are advised all main services are connected to the property.

## PLANNING

We understand that the property has consent under Use Class E.

## LEGAL COSTS

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

## AVAILABILITY

The property is immediately available subject to the completion of legal formalities.

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## RENT

£27,500 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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