

OFFICE, RETAIL | TO LET

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28 ST PAUL'S SQUARE, BIRMINGHAM, B3 1RB

1,485 SQ FT (137.96 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Prominent Retail/Office Space Overlooking St Paul's Square

- Jewellery Quarter Location
- Arranged Over Two Floors
- Open Plan with Excellent Natural Lighting
- Newly Installed CCTV



## DESCRIPTION

The property comprises a characterful commercial space arranged over ground and lower ground floors, being linked by a feature steel spiral staircase towards the rear corner of the property.

The ground floor unit benefits from an open plan feel with large feature windows providing excellent natural light.

The space has been fitted to an extremely high standard with tiled flooring, feature LED lighting, emulsion coated walls, newly installed CCTV, and door access system.

The lower ground floor is predominately open plan with a separate open section off the main gallery.

WC and fitted kitchen facilities are also provided at this level.

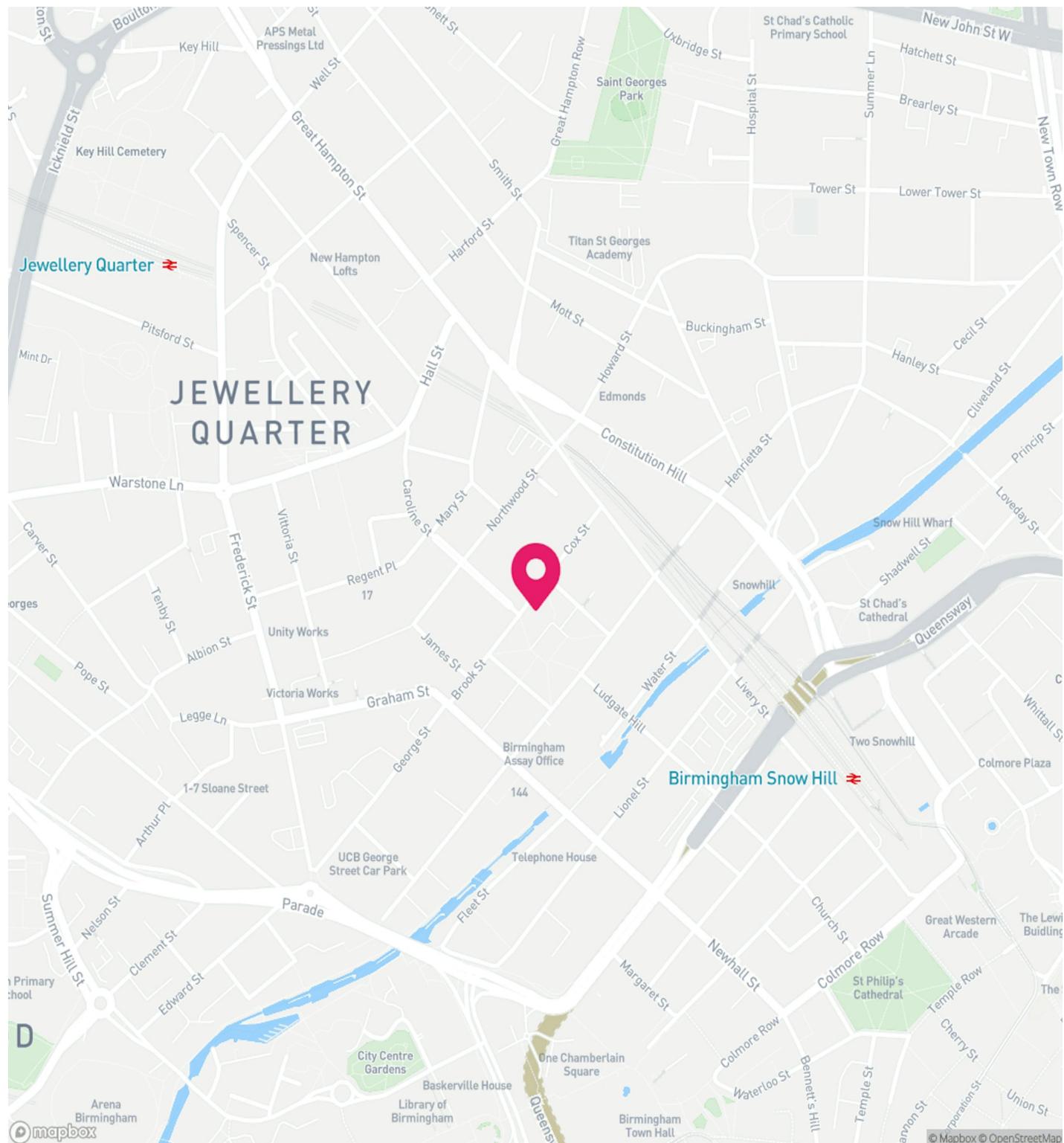


## LOCATION

The property occupies a prominent position overlooking St Pauls Square in the heart of 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 which links to 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

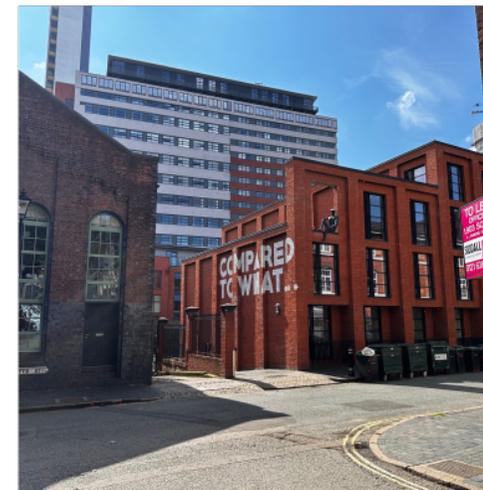
This area is a lively hub with a wide selection of bars, restaurants, cafes, and shops to explore. Popular spots include:

- 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.



## 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.

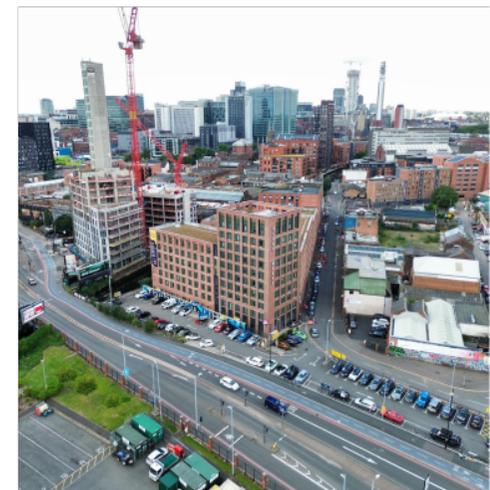
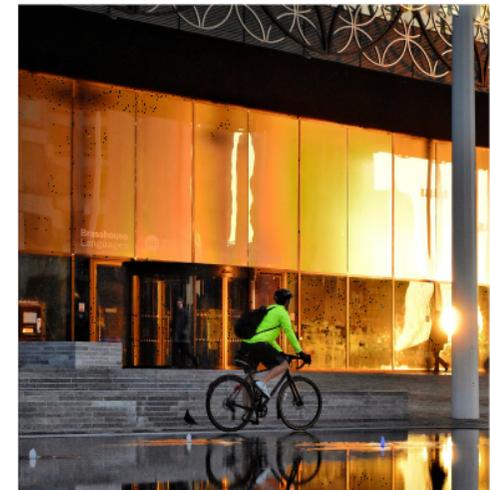
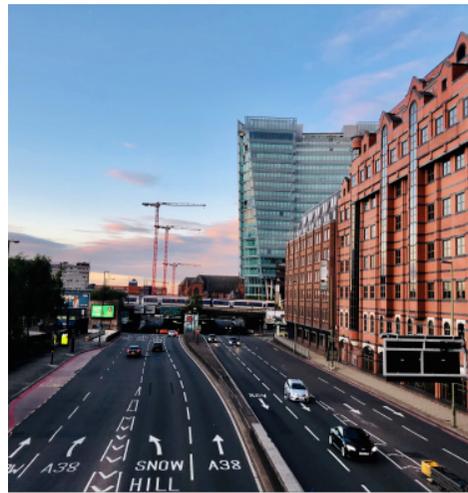
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**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!





## RENTAL / TERMS

The property is available to let on a new lease, with length to be agreed, at £24,000 per annum exclusive.

## VAT

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

## PLANNING USE

We understand the property has planning consent under Use Class E (Retail) but would advise all interested parties to make their own enquiries.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## LEGAL COSTS

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

## AVAILABILITY

Available from 1 July 2025.

## VIEWINGS

Strictly via the sole letting agent Siddall Jones.

## SERVICE CHARGE

n/a

## 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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