



HEATON HOUSE, POWELL STREET, BIRMINGHAM, B1 3DH

HEALTHCARE, OFFICE TO LET | 1,000 TO 3,000 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A rare opportunity to acquire a newly constructed building fitted out to cater for the medical profession

- Marmoleum hygienic floor covering
 - Comfort cooling and heating
 - Passenger lift access
 - Suspended ceiling
 - Inset LED lighting
 - Power and data
 - Double glazed metal windows
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DESCRIPTION

Heaton House comprises a newly constructed four storey premises which has been purposely fitted out to cater for the medical sector.

The property is entered off Powell Street into a large welcoming reception area with stair and passenger lift access.

The floors have been split to provide 2-3 large consulting rooms with their own wash hand basin, a variety of storage units, welfare facilities and washrooms.

The property is available in its entirety or on a floor-by-floor basis with terms to be agreed.



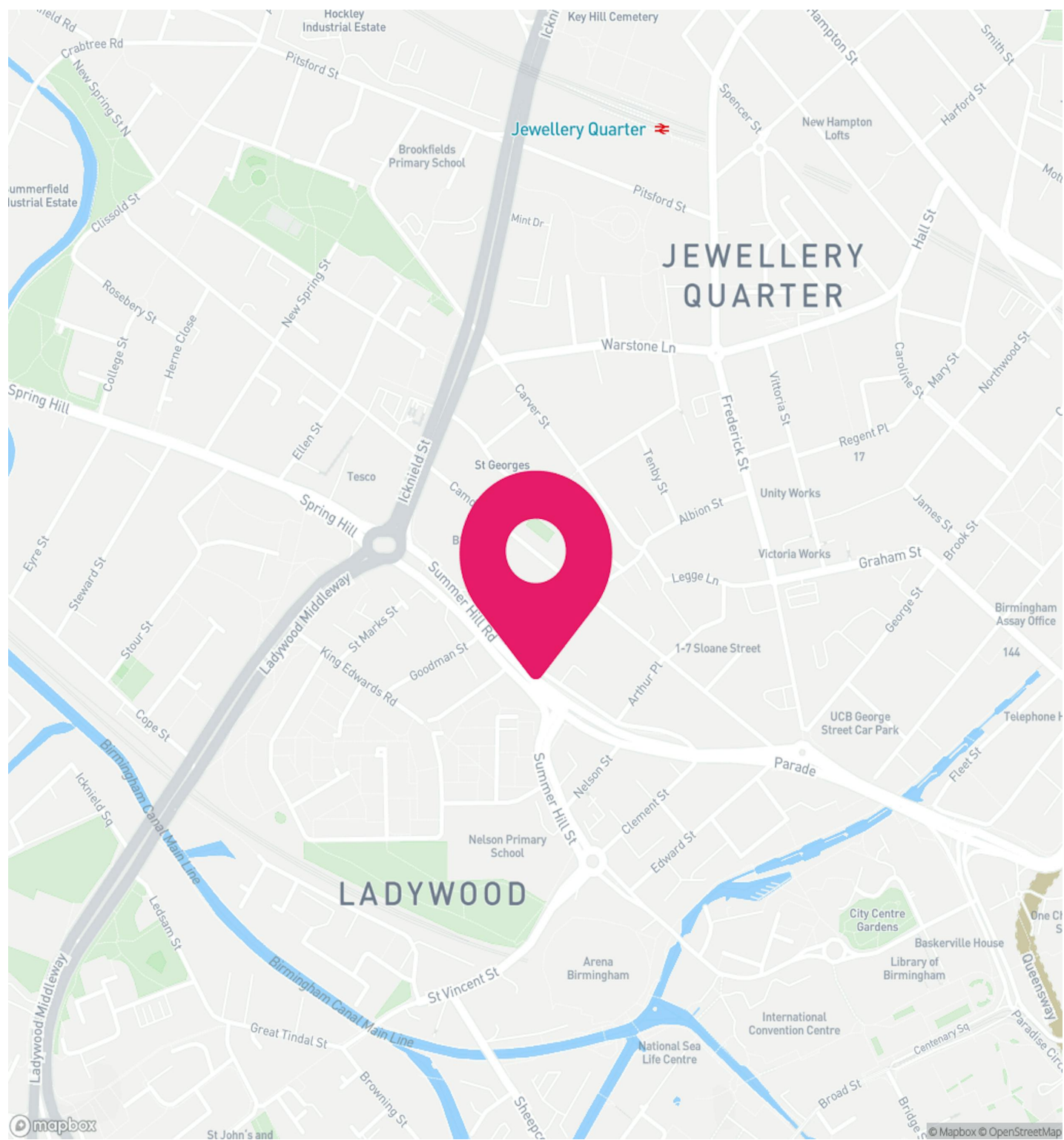
LOCATION

The property is situated on Powell Street in the Heart of Birmingham's iconic Jewellery Quarter only a short distance from Dayus Square and the commercial centre of the historic Jewellery Quarter.

Powell Street is accessed via the A4540 Middle Ring Road which allows for quick and convenient access into Birmingham City Centre only 1 mile distant.

The convention quarter and Brindley Place are also within walking distance providing an array of bars, restaurants and leisure venues.

Communication links are excellent with the Jewellery Quarter Train and Metro within a short walk and numerous bus services located nearby.



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.





ACCOMMODATION & RENTALS

First Floor
1,000 ft² (92.90 m²)
£24,000 per annum

Second Floor
1,000 ft² (92.90 m²)
£24,000 per annum

Third Floor
1,000 ft² (92.90 m²)
£24,000 per annum

Total
3,000 ft² (92.90 m²)
£72,000 per annum

TERMS

The property is available on a new effective FRI lease with terms to be agreed.

VAT

All prices quoted are exclusive of VAT which we understand is not payable.

PLANNING USE

We understand the suites have consent under Use Class E.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

LEGAL COST

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

AVAILABILITY

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

VIEWINGS AND FURTHER INFORMATION

Strictly via the sole letting agent Siddall Jones.

SERVICE CHARGE

n/a

LEASE

New Lease

POSSESSION

Available Immediately

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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