



PART SECOND FLOOR, THE ATRIUM, FREDERICK STREET, JEWELLERY
QUARTER, BIRMINGHAM, B1 3HE

OFFICE TO LET | 1,222 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Newly Refurbished Second Floor Suite Located
in the Heart of the Jewellery Quarter

- Excellent natural light
- Air conditioned
- Monochrome LED lighting
- Passenger lift access
- Shower facilities
- Bike storage



DESCRIPTION

The property comprises an attractive and substantial office building situated in the heart of the Jewellery Quarter.

The building has been meticulously restored to provide high-end office accommodation throughout with tenants including HoodRich and SBK consulting.

The subject suite is arranged around a stunning glass atrium, which provides excellent natural light to the open floorplate.

The suite features tasteful decoration throughout and boasts visually impressive monochrome LED lighting, tiled carpet flooring and integral kitchen.

Additional benefits include passenger lift access, shower facilities, and bike storage.

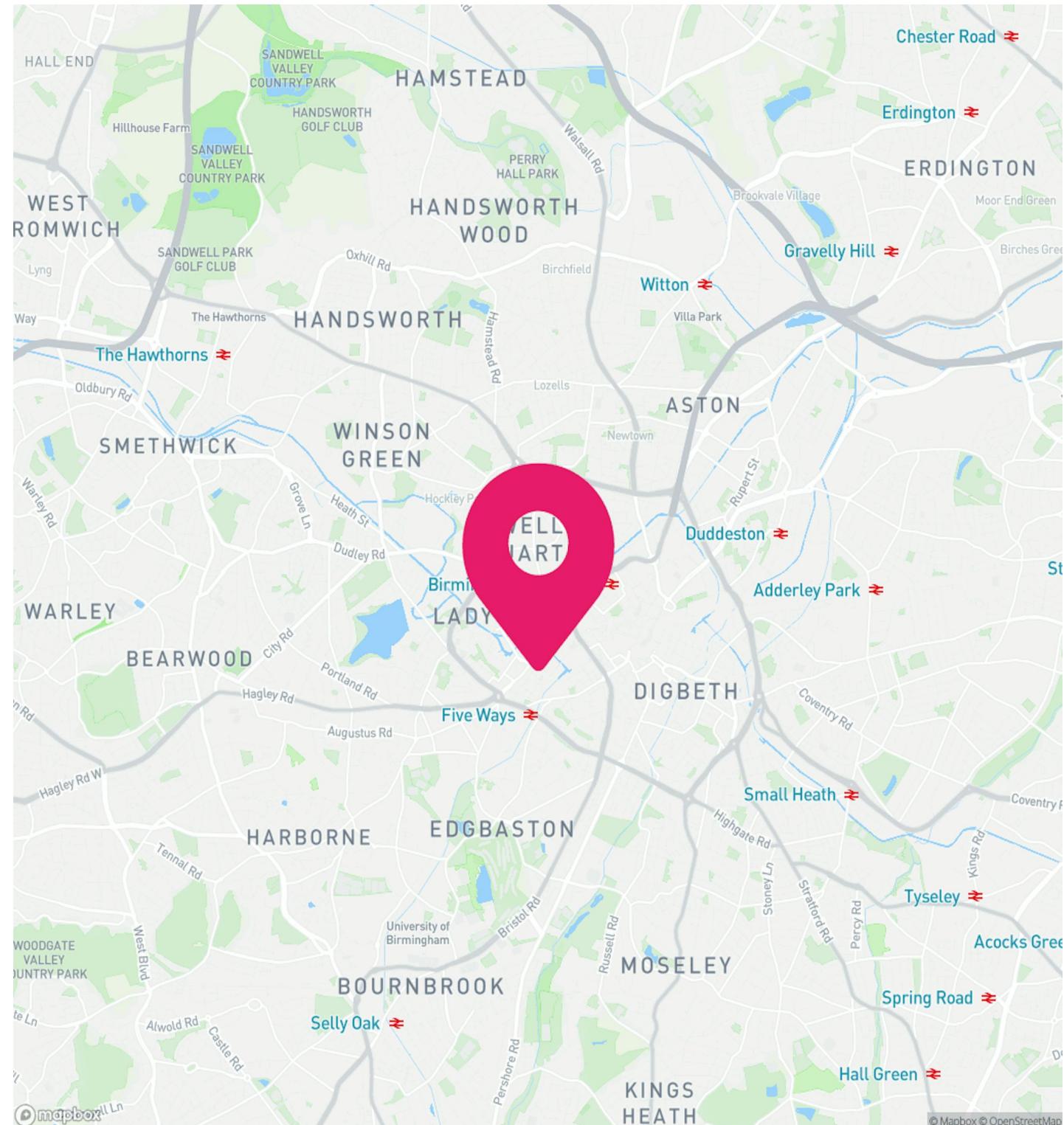


LOCATION

The property is situated fronting Frederick Street in the heart of Birmingham's historic and vibrant Jewellery Quarter opposite Albion Street, only a short distance from the Clock Tower.

The property is within a mile of Birmingham City Centre and the attractive St Pauls Square and Brindley Place are within 1/2 mile.

The location provides easy access to the motorway network and the immediate area is well served by public transport with regular bus services close by and being within a short walk of the Jewellery Quarter Train and Metro station.



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.





AVAILABILITY

Name	sq ft	sq m	Availability
2nd - Second Floor Suite	1,222	113.53	Available
Total	1,222	113.53	

EPC

Available upon request from the agent.

ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID to satisfy anti-money laundering regulations.

SERVICE CHARGE

£2.70 per sq ft

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

New Lease

RENT

£20,000 per annum

POSSESSION

Available Immediately

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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