

OFFICE | TO LET

[VIEW ONLINE](#)



KETTLE HOUSE, BRADFORD STREET, DIGBETH, BIRMINGHAM, B12 0NS

958 SQ FT (89 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Newly Refurbished Ground Floor Contemporary  
Office in the Heart of Digbeth with Private  
Courtyard at the Rear

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- Newly Refurbished Premises
  - Character Office Building
  - Open Plan Layout
  - Wood Laminate Flooring
  - Feature LED Lighting
  - Private Courtyard at the Rear
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## DESCRIPTION

The property comprises a former kettle manufacturing premises that has been redeveloped to provide contemporary office and studio space for a tenant seeking to enjoy all that Digbeth has to offer in a well-designed and comfortable premises.

The subject suite has been fitted to an extremely high standard whilst keeping many character features.

The tenant will also enjoy the use of a private courtyard to the rear.

The current furnishings can also be purchased via separate negotiation.



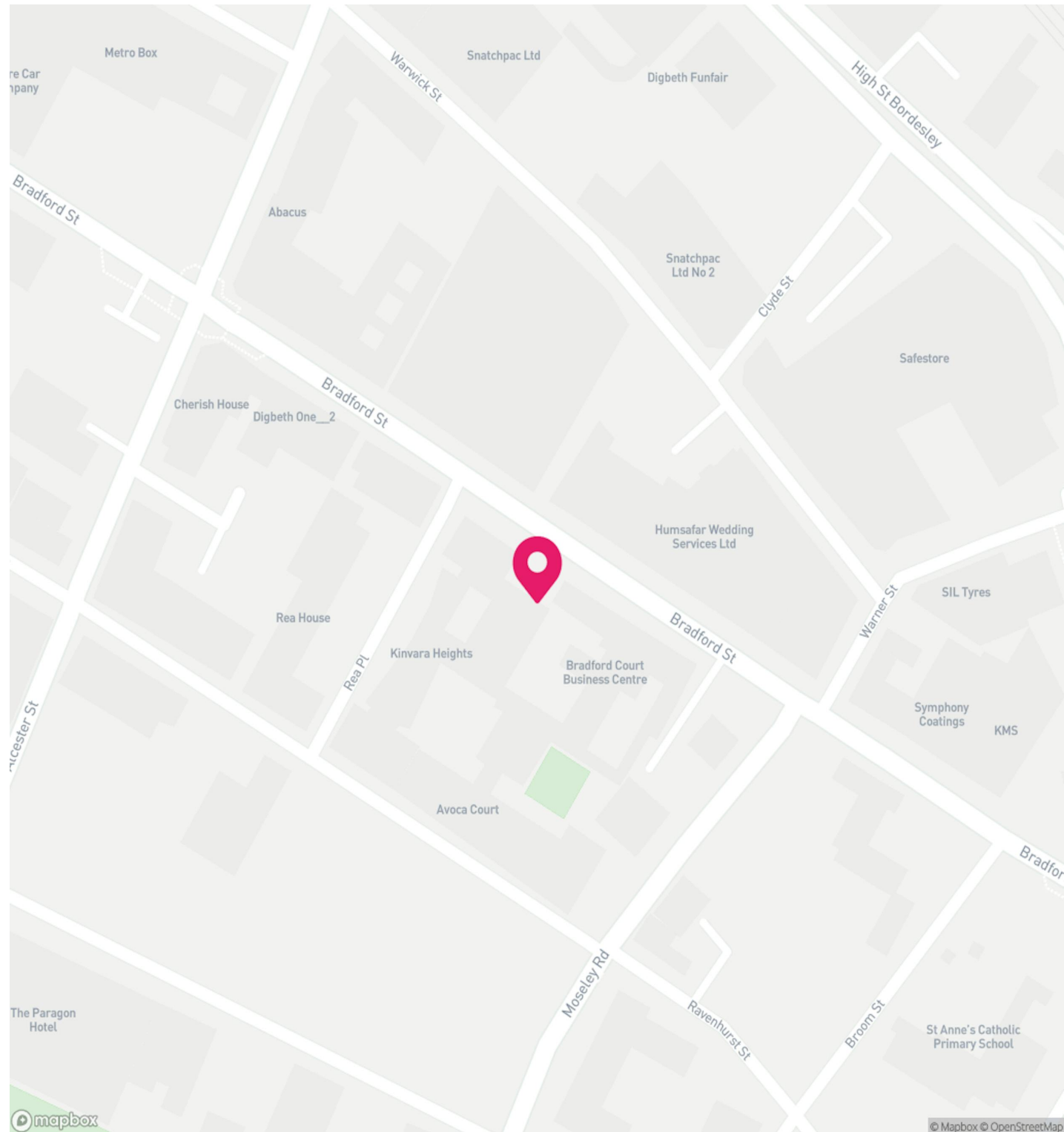


## LOCATION

The building occupies a prominent position fronting Bradford Street, Digbeth only  $\frac{3}{4}$  mile from Birmingham City Centre and within walking distance of the Bullring Shopping Centre.

The location provides direct access to the Birmingham Inner Ring Road linking with the A38(M) at Dartmouth Circus and onto the national motorway network at J6 M6 some 3 miles distant.

Public Transport is excellent with regular bus services and being situated only a short distance from Moor Street Railway Station.





## 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.

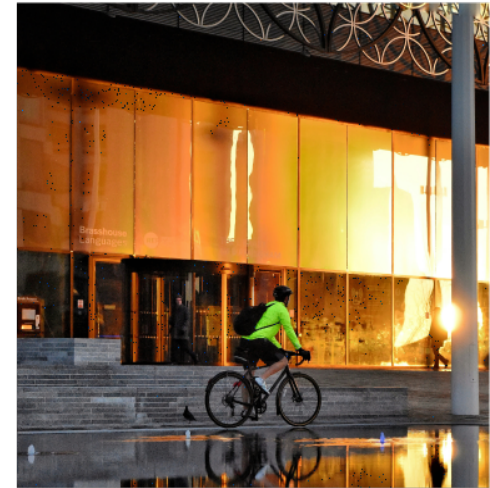
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**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

Total (NIA) 958 ft2 (89 m2) approx.

## RENTAL / TERM

The property is available to let with a new lease, with length to be agreed.

Year 1 - £25,000 per annum exclusive

Year 2 - £27,500 per annum exclusive

Year 3 onwards - £30,000 per annum exclusive

## VAT

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

## BUSINESS RATES

Please contact the agent for further information.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

## VIEWINGS AND FURTHER INFORMATION

Strictly via the sole letting agents Siddall Jones.

## 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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