



UNIT 11 NEWHALL PLACE, 16-17 NEWHALL HILL, BIRMINGHAM, B1 3JH

OFFICE TO LET | 1,410 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Character First Floor Office Space on Newhall Hill in the Jewellery Quarter

---

- Character Office
  - Jewellery Quarter Location
  - On-Street Parking Available
  - Self Contained
  - Mezzanine Level
  - Private Kitchen & WC
- 





## DESCRIPTION

This Georgian character office provides high quality accommodation whilst maintaining many original features.

The subject suite comprises of a large open plan office with entrance lobby and meeting area to mezzanine floor.

A further benefits included a fitted kitchen and toilets, located off the main office space.

The space benefits from LED lighting, electric heating, emulsion coated walls, carpet flooring and power and data cabling.

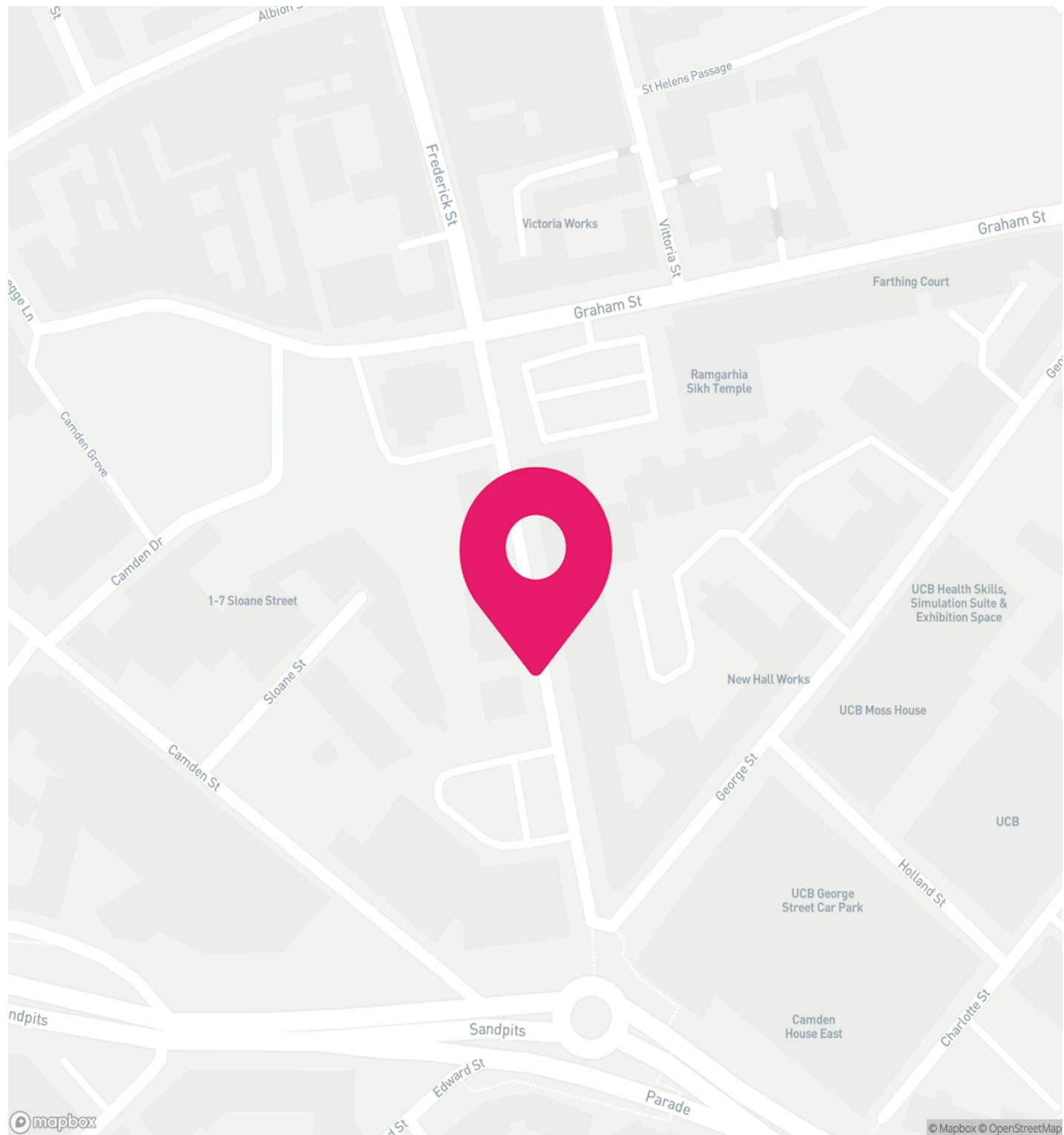


## LOCATION

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

The premises are situated only a short distance from the attractive St Paul's Square and just over ½ mile from Brindley Place and Birmingham City Centre.

The immediate area is well served by public transport with the Jewellery Quarter and Snowhill Metro/Train Station within proximity and frequent bus services 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

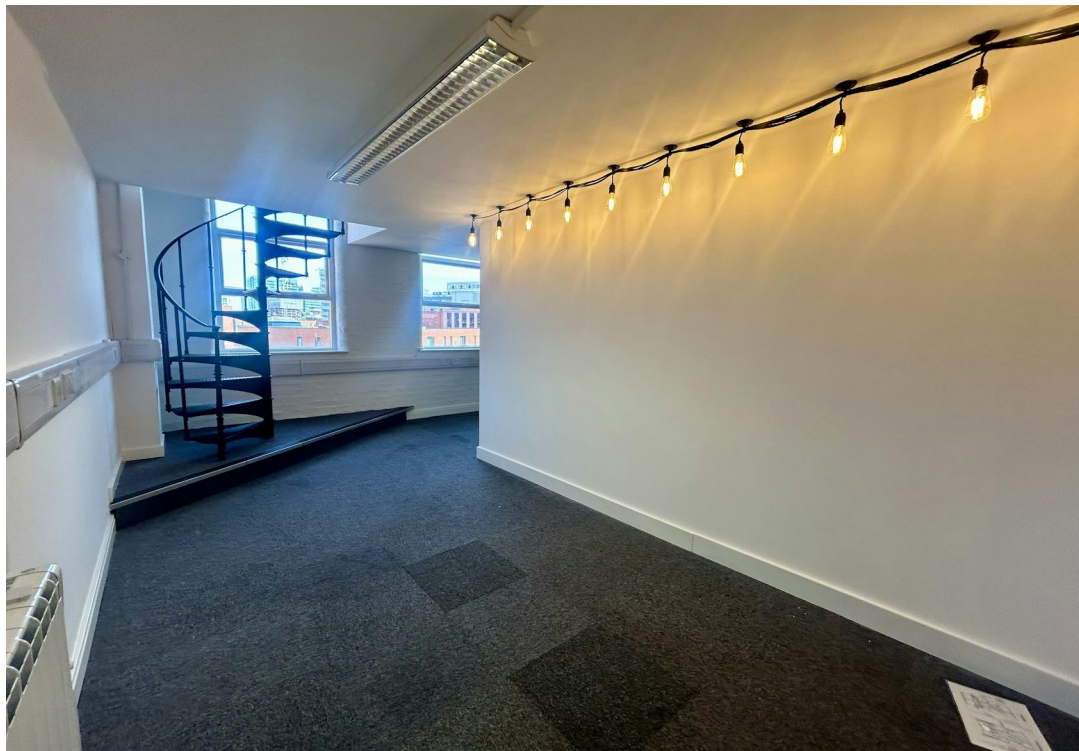
For a more affordable option, consider picking up a meal from the local Tesco and enjoying it in the park surrounding St Paul's Church. It's a perfect spot to relax and get some fresh air during your workday.

### 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.









## TERMS

The property is available on a new lease, with length to be agreed, at £18,330 (exclusive) per annum.

## SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of communal areas, buildings insurance, fire alarm maintenance etc.

The current service charge premium is £4,582.50 (exclusive) per annum.

## VAT

We understand that VAT is payable on all outgoings contained within the lease.

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## PLANNING USE

We understand that the property has consent under Use Class E (Commercial, Business and Service)

Beauty and Aesthetics use is not permitted at the property.

## LEGAL COSTS

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

## AVAILABILITY

The property is available immediately upon completion of legal formalities.

## VIEWINGS

Strictly via prior appointment with the sole agent Siddall Jones.

## VAT

Applicable

## LEGAL FEES

Each party to bear their own costs

## LEASE

New Lease

## POSSESSION

Available Immediately

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

**Sophie Froggatt**  
0121 638 0500 | 07842013854  
sophie@siddalljones.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 13/08/2024