



UNIT 9, 3 WARSTONE LANE, JEWELLERY QUARTER, BIRMINGHAM, B18
6JE

OFFICE, RETAIL TO LET | 150 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Character First Floor Office/Studio Premises

- Bright and open layout with large windows
 - Professional atmosphere
 - Double glazed wooden windows
 - LED lighting
 - Emulsion coated walls
 - Kitchenette
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DESCRIPTION

The property comprises a first-floor office / studio premises with pedestrian access from Warstone Lane.

The unit features a bright and open layout with large windows looking out onto Warstone Lane. The space provides a professional atmosphere, perfect for various business types, including retail, office, or studio space.

Further benefits include double glazed wooden windows, LED lighting, emulsion coated walls, and kitchenette.

Many of the original features remain adding considerable character to the space.

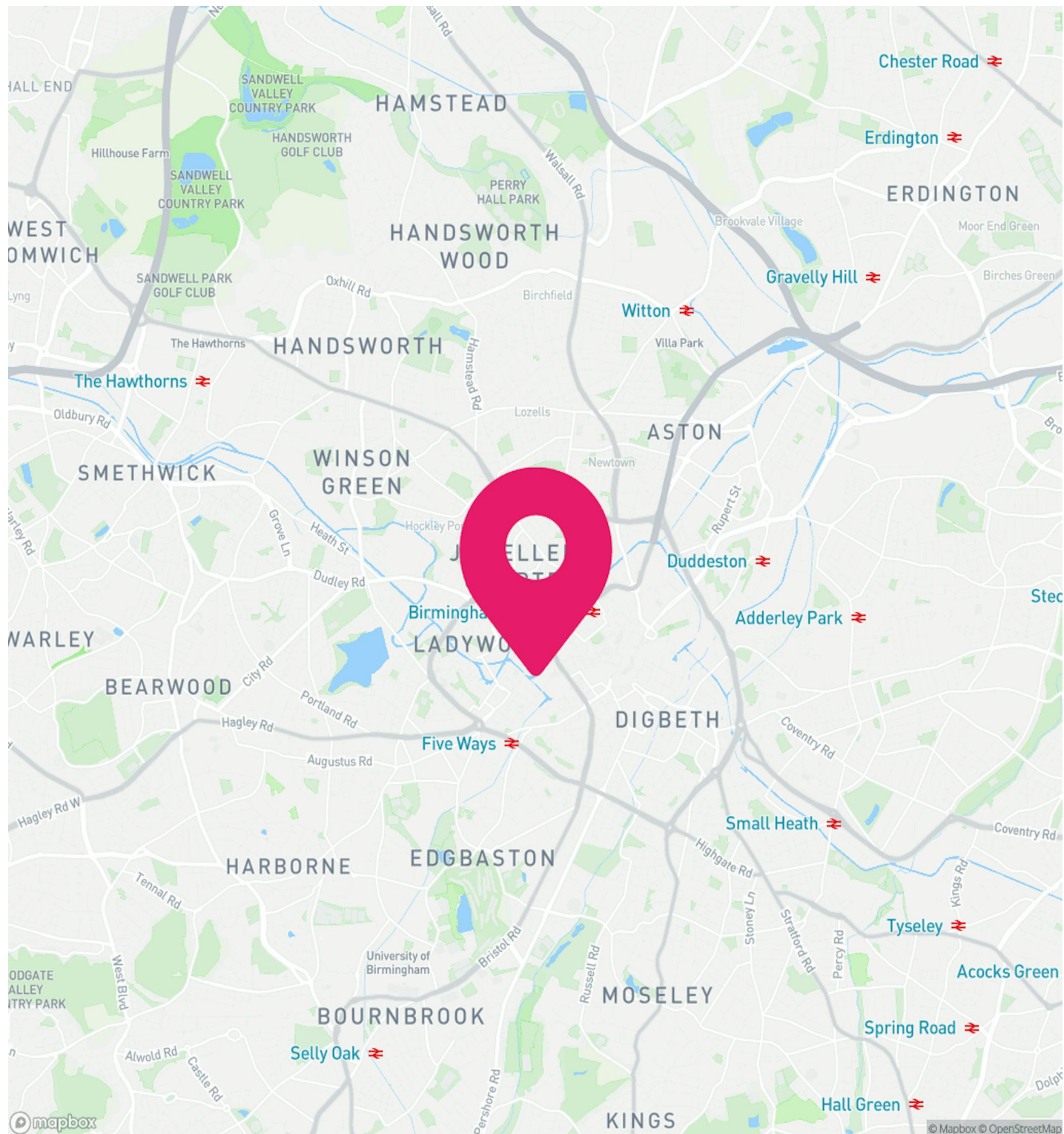


LOCATION

The property is situated along Warstone Lane in the heart of Birmingham's historic and vibrant Jewellery Quarter close to the junction with Caroline Street and within only a few yards from the Clock Tower.

The premises are within easy reach of both St Pauls Square and Birmingham City Centre with the National Exhibition Centre and Birmingham International Convention Centre being within close proximity.

The immediate area is well served by public transport with regular bus routes close by and the Jewellery Quarter and Snow Hill Train and Metro being only a short distance away.



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

Total (NIA) 150 ft² (13.94 m²) approximately

RENTAL / TERMS

The property is available to let on a new lease with length to be agreed at £6,000 per annum exclusive.

SERVICE CHARGE

None payable.

BUSINESS RATES

We understand the property qualifies for Small Business Rates Exemption, subject to tenant's eligibility and would recommend any tenant to make their own enquiries with the local billing authority.

VAT

We understand the property is not elected for VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC is available upon request from the agent.

SERVICES

We understand all mains services are available on or adjacent to the property.

LEGAL FEES

Each party to be responsible for their own legal and other fees associated with this transaction.

AVAILABILITY

The property is immediately available subject to the completion of legal formalities.

VIEWINGS

Strictly via the sole agent Siddall Jones

LEASE

New Lease

RENT

£6,000 per annum

POSSESSION

Available Immediately

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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