



4 CHURCH COURT, COX STREET, BIRMINGHAM, B3 1RD

OFFICE TO LET | 770 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern open plan office suite, just off St Paul's Square

- Refurbished, open plan office suite
 - Integral kitchenette
 - Integral server and copier space
 - Air conditioned
 - LED Lighting
 - Just off St Paul's Square
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DESCRIPTION

Church Court is a private courtyard office development located just off St Paul's Square in Birmingham's historic and vibrant Jewellery Quarter.

No 4 Church Court is accessed from the main courtyard into a welcoming reception area with stairs leading to the upper floor.

The subject suite has been refurbished and provides open plan office accommodation with carpet tiled flooring, suspended ceiling with inset LED lighting, perimeter mood lighting, double glazed windows, central heating, air conditioning kitchenette and storage.

A communal meeting room and toilet facilities are also provided on the first-floor level.

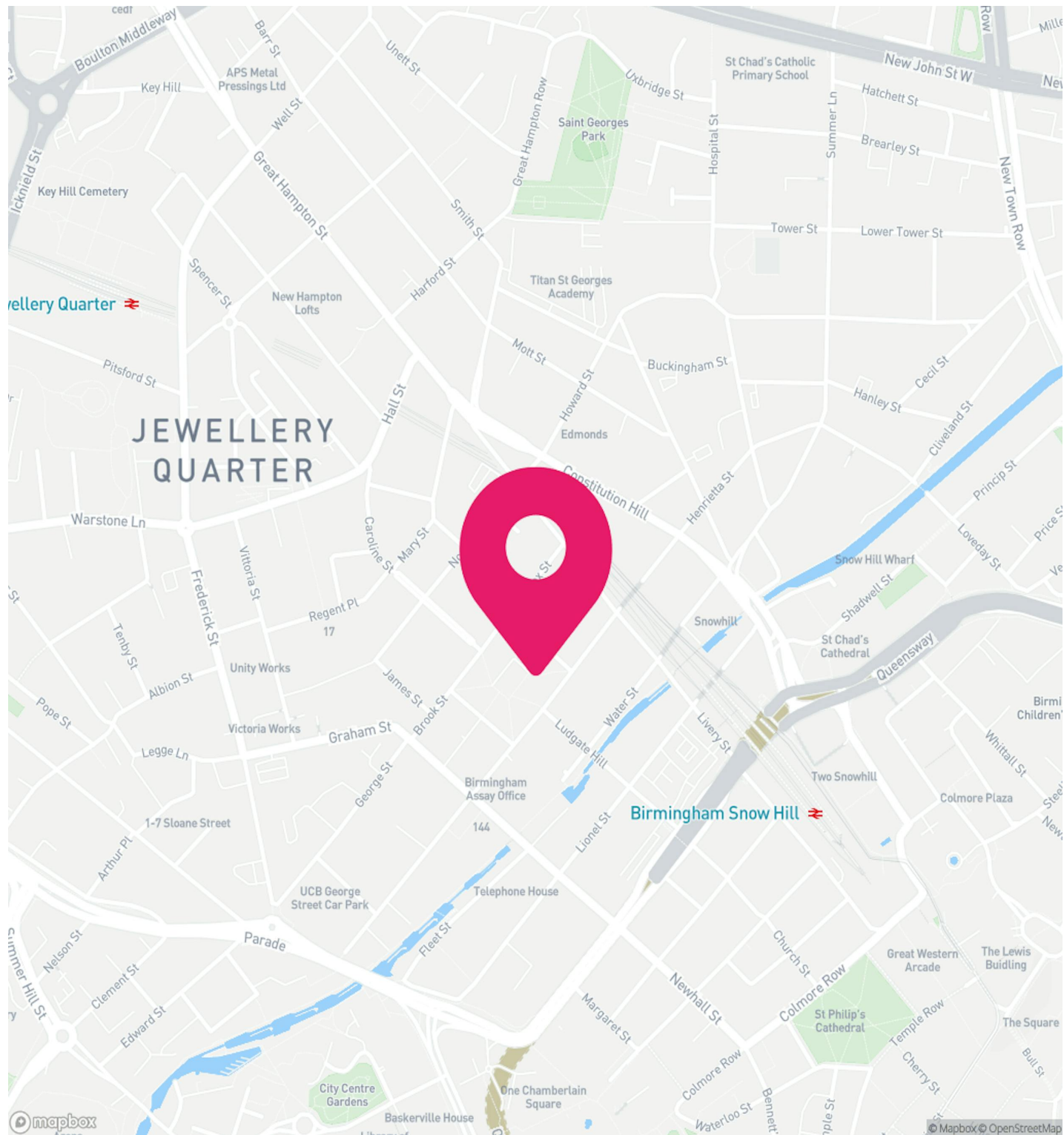


LOCATION

Church Court is prominently located fronting Cox Street, just off St Paul's Square and only a short walk from Birmingham City Centre.

The property benefits from excellent communication links being within close proximity to the inner ring road and the A38(M) Aston Expressway under 1 mile distant.

The immediate area is well served by public transport with regular bus services and being within walking distance to the St Paul's, Snow Hill and New Street Railway 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
1st - 1 st Floor Suite	770	71.54	Available
Total	770	71.54	

RATEABLE VALUE

£14,000. We understand the property qualifies for exemption under Small Business Rates Relief, subject to tenant's eligibility

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

New Lease

RENT

£11,500 per annum The property is available to let on a new lease with term to be agreed.

POSSESSION

Available Immediately

POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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