



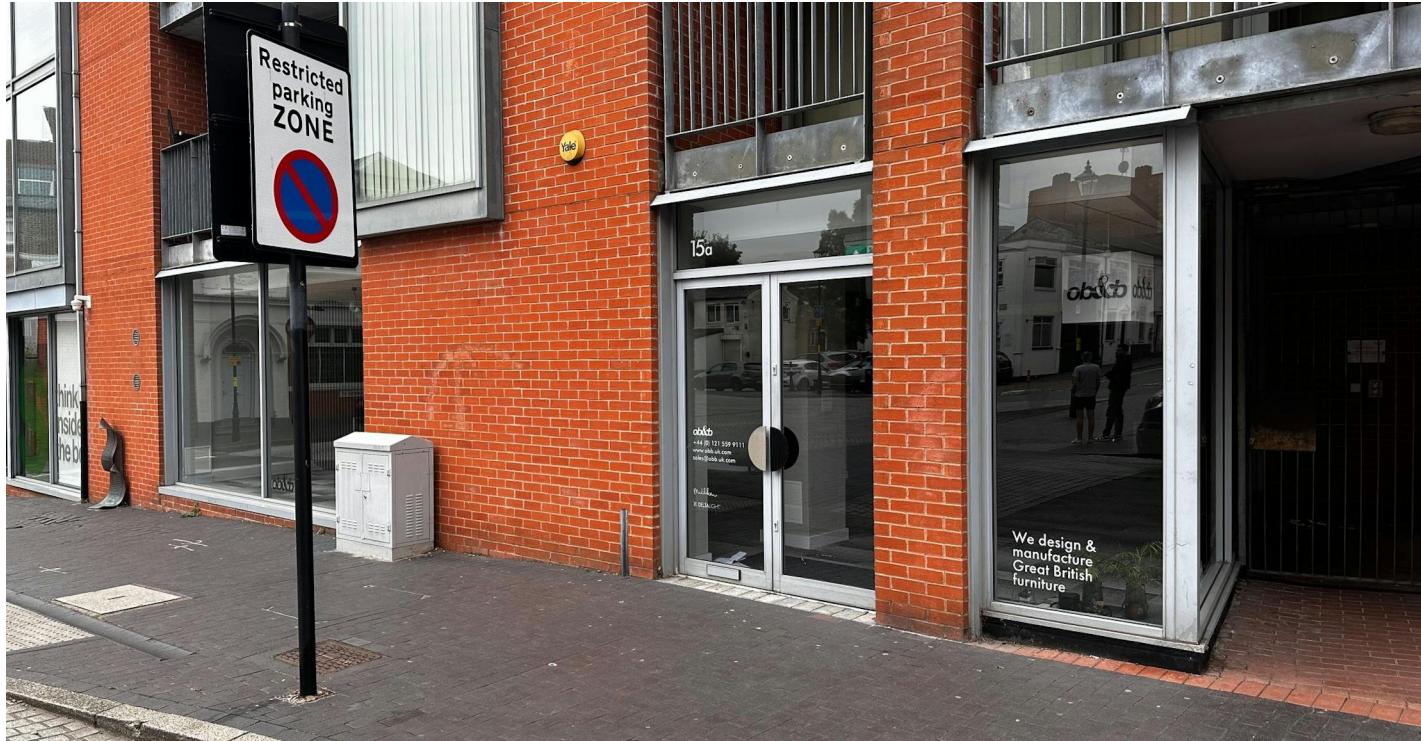
THE ORB, 15 ALBION STREET, BIRMINGHAM, B1 3ED

OFFICE TO LET | 1,000 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern ground floor business premises, refurbished to a high standard with an open plan configuration

- Ground floor premises
- Extensive frontage to Albion Street / Dayus Square
- Self contained suite
- Refurbished to a high standard
- Integral kitchen and WC facilities
- 1x Car parking space

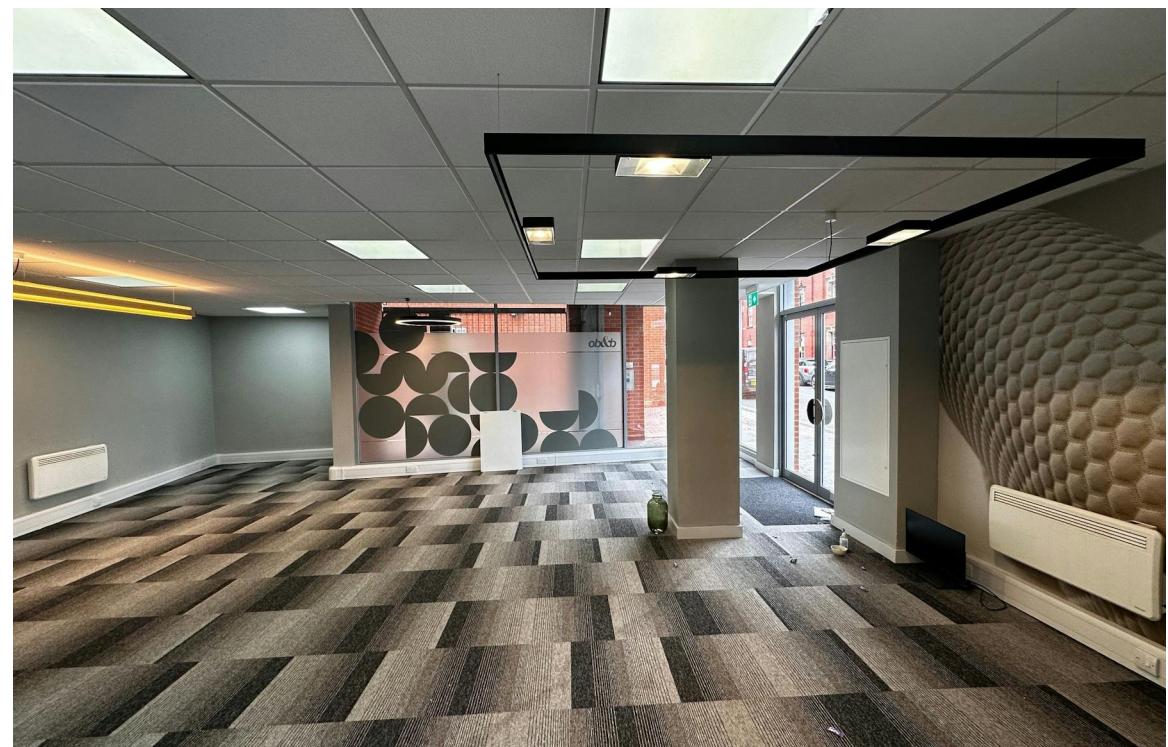


DESCRIPTION

The property comprises a modern ground floor office premises with large double-glazed frontage and pedestrian access to Albion Street and overlooking Dayus Square.

The property has been fully refurbished and benefits from newly carpeted floors, suspended ceiling with inset LED lighting, perimeter power, emulsion coated walls, electric heating and WC facilities.

Car parking is provided via a secure gated car park with one space being included within the lease.

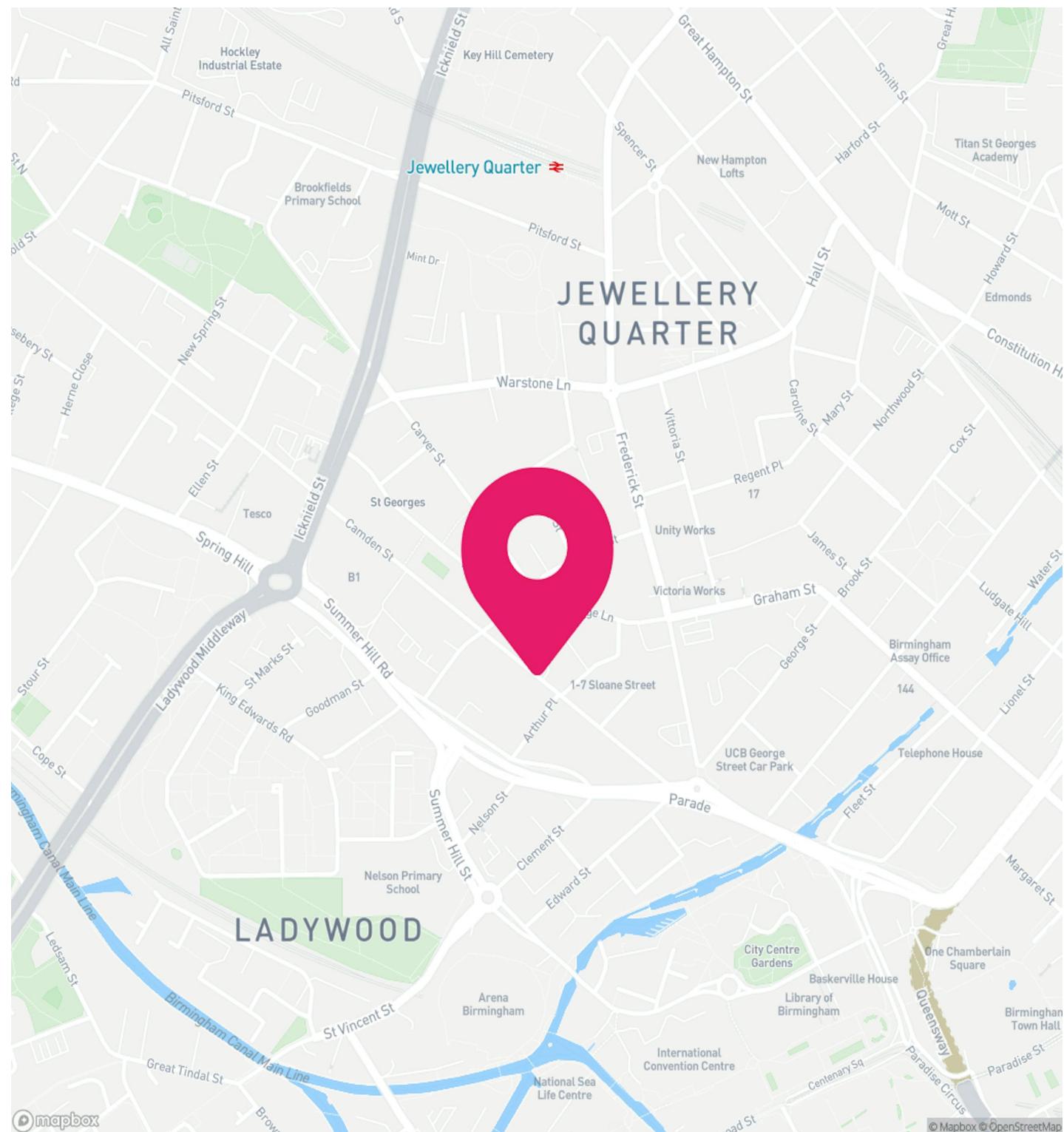


LOCATION

The property is situated on Albion Street close to its junction with Carver Street and overlooking Dayus Square in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The office is approximately 100 metres from the Clock Tower and within walking distance of the Jewellery Quarter Train and Metro station.

The premises are well located for access to the inner ring road at Icknield Street with Birmingham City Centre approximately 1 mile distant and the attractive St Paul's Square within 1/2 mile.



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.

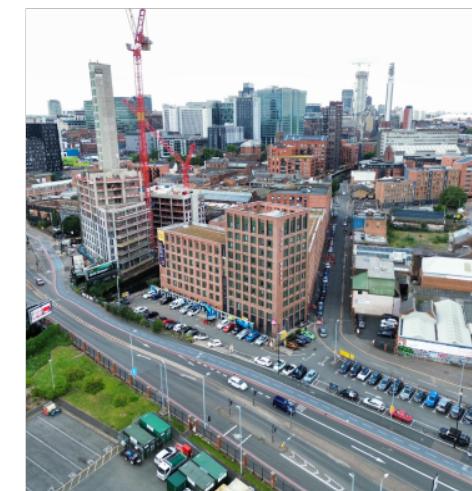
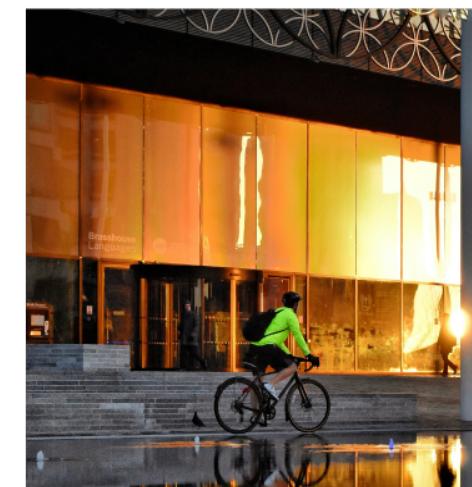
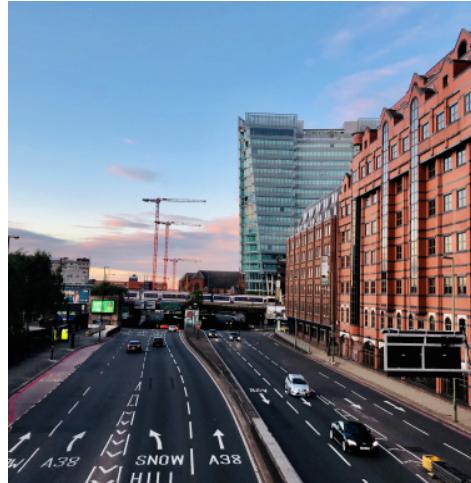
Central location, global reach: A strategic location offers quick train connections:

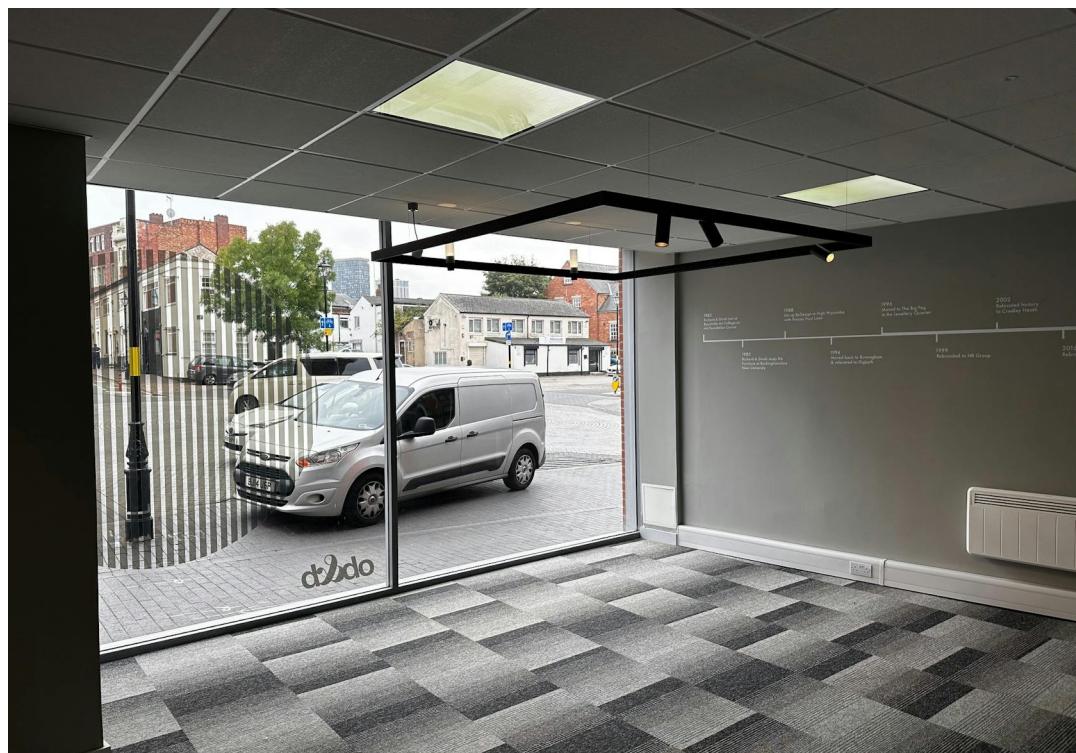
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

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!

SIDDALLJONES.COM





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Office / Retail	1,000	92.90	Available
Total	1,000	92.90	

TERMS

To be agreed

RATEABLE VALUE

£12,000. The property does qualify for Small Business Rates Relief, subject to tenant's eligibility

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

New Lease

RENT

£14,500 per annum on a new lease with length to be agreed.

POSSESSION

Available Immediately

POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

EPC

B

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

Edward Siddall-Jones
0121 638 0500 | 07803 571 891
edward@siddalljones.com

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