



114 POPE STREET, BIRMINGHAM, B1 3AG

OFFICE, WAREHOUSE TO LET | 3,163 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Refurbished Open Plan / Office or Studio Space

- Fully Refurbished
 - Located in the Heart of the Jewellery Quarter
 - Self Contained Premises
 - Car Parking Close By
-



DESCRIPTION

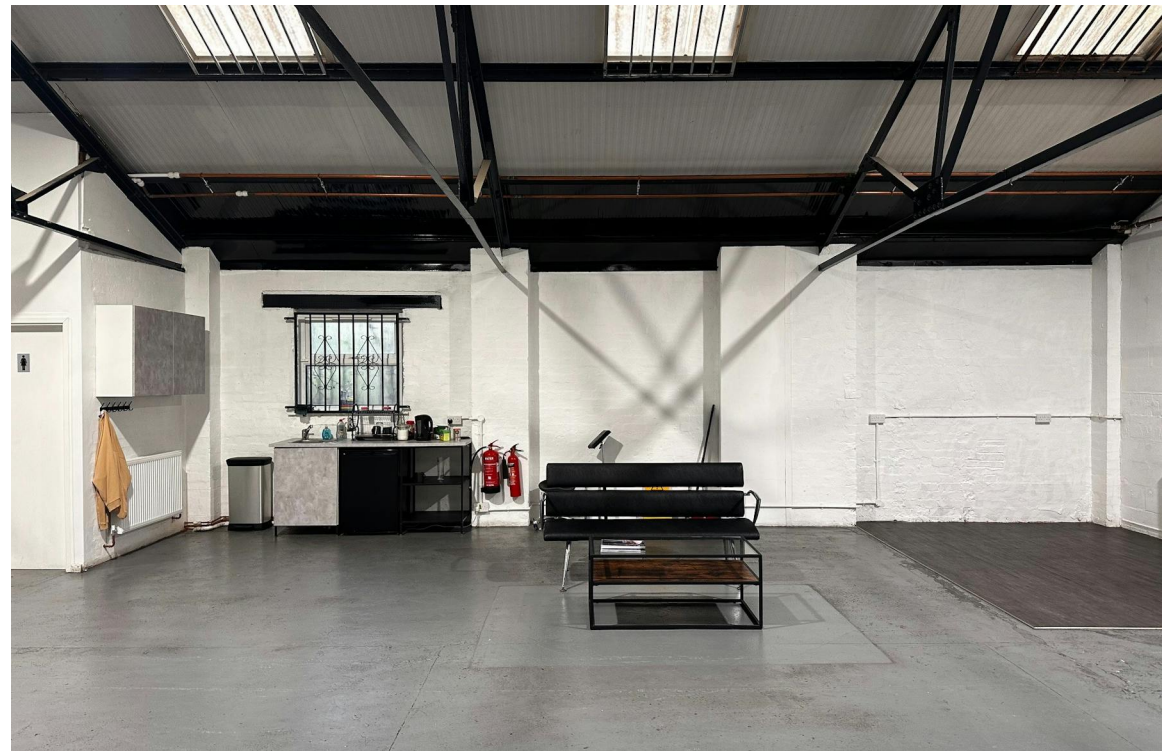
The property comprises a former warehouse premises which has been converted into a modern studio, office space.

The space briefly comprises a large open plan studio space with integral toilets and kitchenette with two further studios/office situated to the front elevation.

First floor offices are also provided which are accessed from a central staircase with open plan accommodation either side, with wood flooring, LED lighting and central heating.

The property retains many of its original industrial features such as an exposed steel truss roof, exposed brickwork and insulated roof.

The recent refurbishment has seen the property be redecorated throughout, LED lighting, gas fired heating, fire and intruder alarm.



LOCATION

The property is situated on Pope Street towards the top of the road close to its junction with Albion Street in the heart of Birmingham's historic and vibrant Jewellery Quarter.

Being situated approximately 100 metres from the Clock Tower, the location allows for convenient access to the Jewellery Quarter retail area as well as being 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 Pauls Square within 1/2 mile.



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:

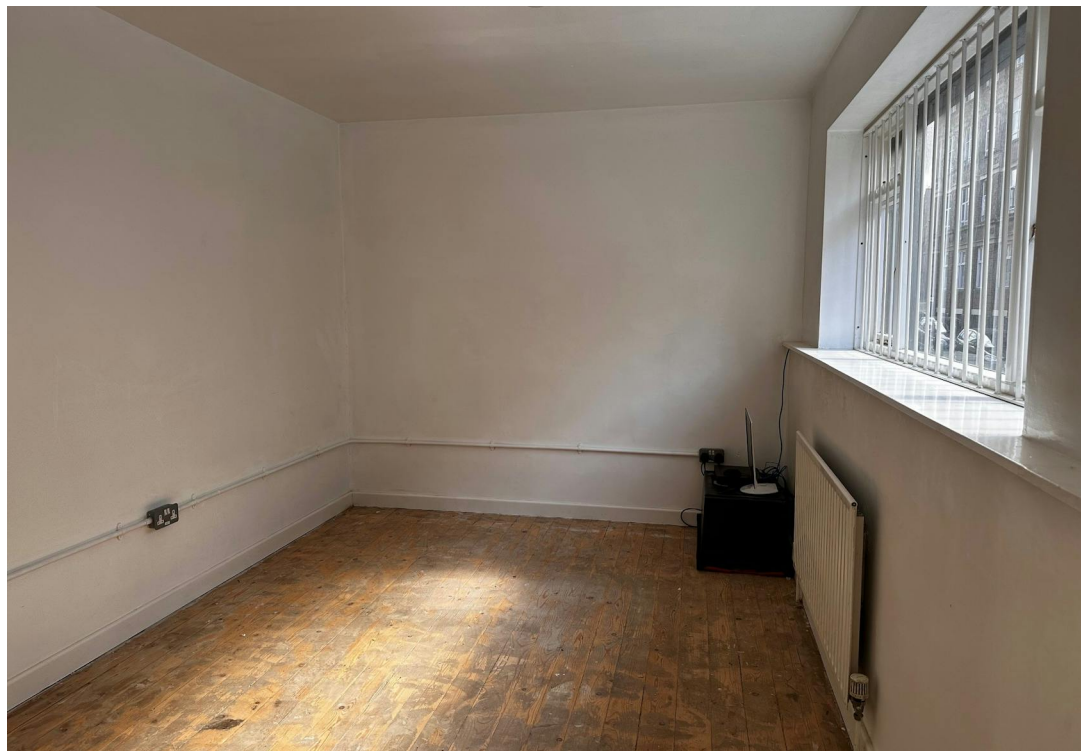
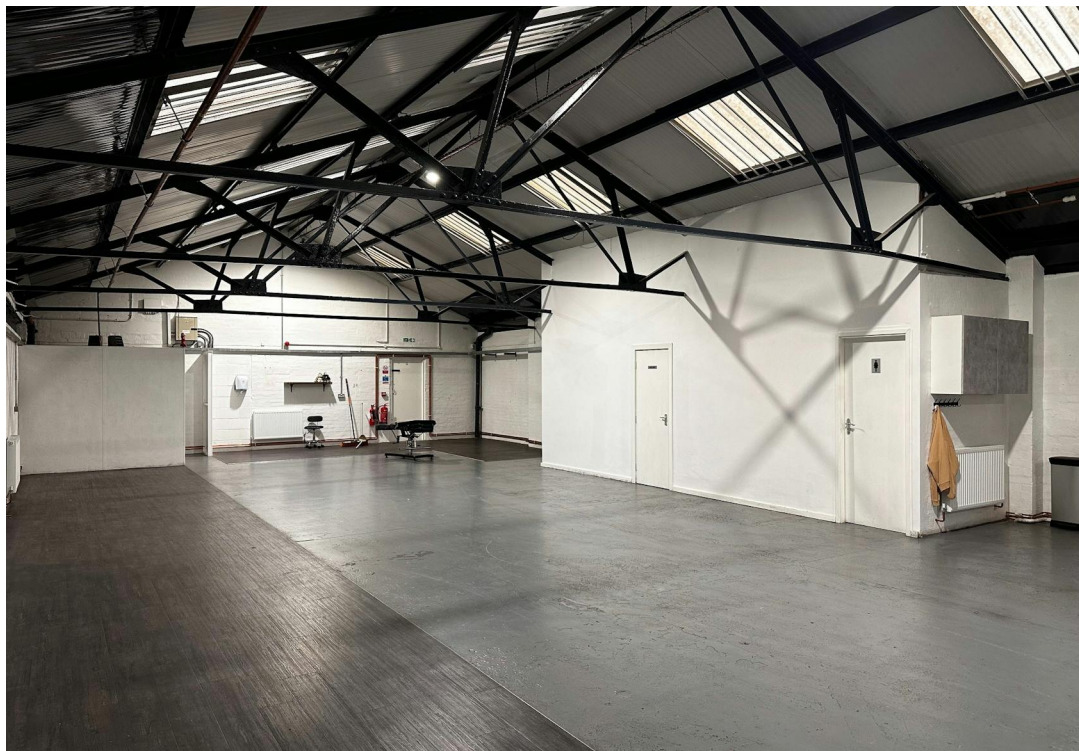
- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

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
Unit	3,163	293.85	Available
Total	3,163	293.85	

RENTAL / TERMS

The property is available to let on a new lease with length to be agreed at £30,000 per annum exclusive.

PLANNING USE

We understand the property has planning consent under use class B2.

However, all interest parties are advised to make their own enquiries with the local planning department.

SERVICE CHARGE

n/a

RATEABLE VALUE

£14,250

VAT

Applicable

POSSESSION

Available Immediately

EPC

C (73)

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

Edward Siddall-Jones

0121 638 0500 | 07803 571 891

edward@siddalljones.com