



UNIT 10, 133-137 NEWHALL STREET, BIRMINGHAM, B3 1SF

OFFICE TO LET | 1,132 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Modern Fully Fitted Open Plan Office Suite  
located in Birmingham City Centre

- Central Location
- Fully Refurbished Suite
- Available as a Fitted Suite
- Open Plan Loft Style Space
- Secure on Site Car Parking



## DESCRIPTION

The premises comprise a top floor suite with access to the suite being via a staircase or lift that links directly to pedestrian access fronting onto Newhall Street which is controlled via an intercom system.

The car parking spaces are situated to the rear of the building and are accessed via electric controlled gates off Water Street.

The suite has been refurbished to a high standard and benefits from the following:

- Gas fired central heating
- Suspended LED lighting
- Feature flooring
- Meeting room
- Useful storage room
- Shared kitchen

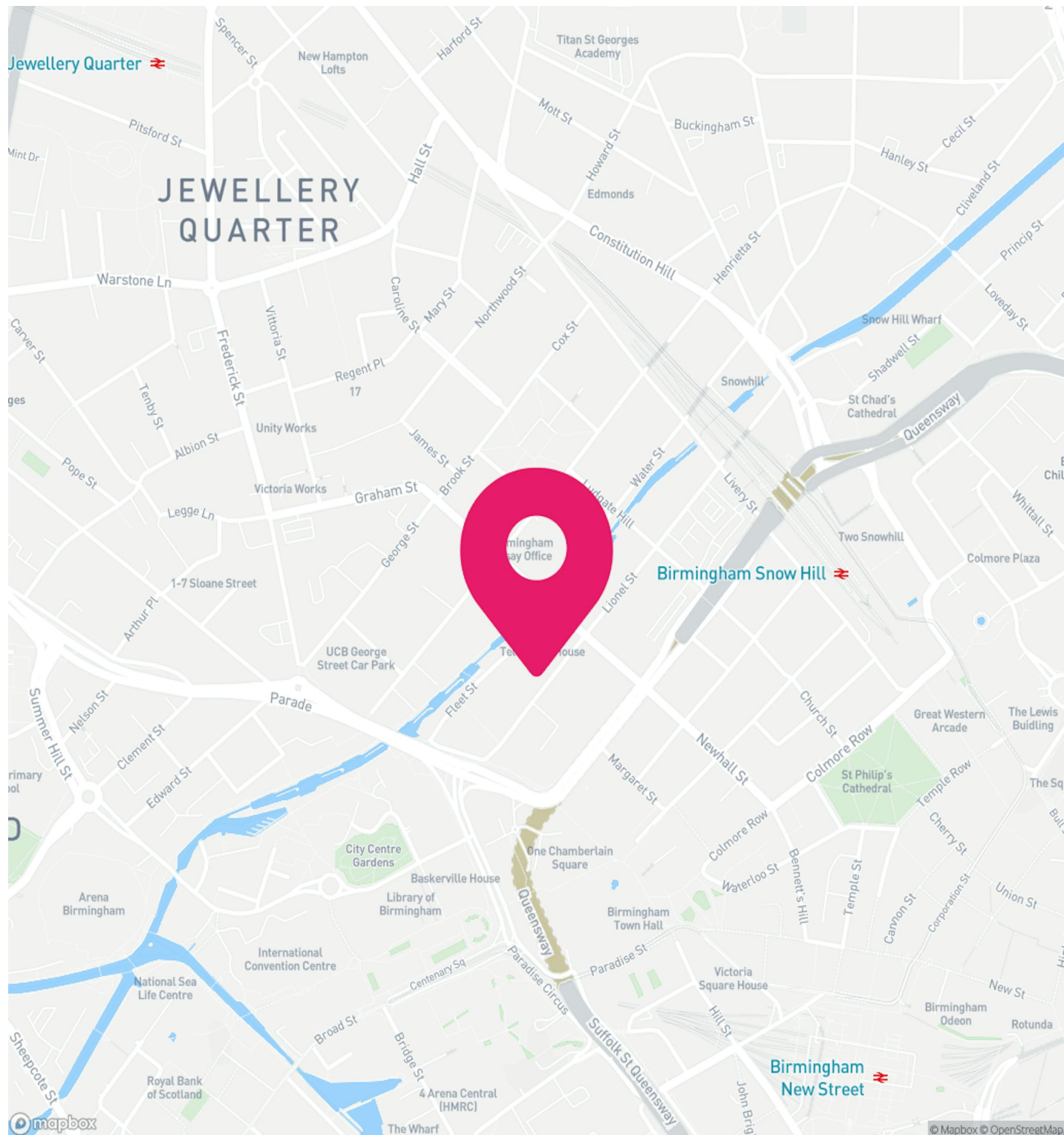


## LOCATION

133 Newhall Street is prominently located fronting onto Newhall Street, within 1 mile of Birmingham City Centre's main commercial areas.

The scheme is within easy walking distance to both Birmingham City Centre and Snow Hill Rail Station as well as being only 2 minutes' walk from St Pauls Square and the Jewellery Quarter to the north.

Newhall Street links in directly to the A38 Queensway which in turn becomes the A38 Aston Express Way and links straight in to Junction 6 of the M6 (Spaghetti Junction).



## 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	Rent	Availability
1st - Suite 10	1,132	105.17	£15,000 /annum	Available
<b>Total</b>	<b>1,132</b>	<b>105.17</b>		

## SERVICES

We understand that the property benefits from all mains services either on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties satisfy themselves with the adequacy of the installations.

## ANTI MONEY LAUNDERING (AML)

Tenants will be required to provide two forms of ID and proof of funding to satisfy AML protocols.

## SERVICE CHARGE

A service charge will be levied by the Landlords to cover the cost of maintaining all communal areas and the running costs of the building.

Further details available from the agents.

## CAR PARKING

Two car parking spaces are available via separate negotiation.

£1,500 per annum / per car parking space.

## RATEABLE VALUE

£11,000. The suite has a rateable value of £11,000 per annum and rates payable of circa £5,489 per annum 2024/25. If your business qualifies for small business rates relief, then the rates payable would be £0 per annum

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## LEASE

New Lease

## RENT

£15,000 per annum

## POSSESSION

Available Immediately

## BER

D (96)

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

### Edward Siddall-Jones

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