



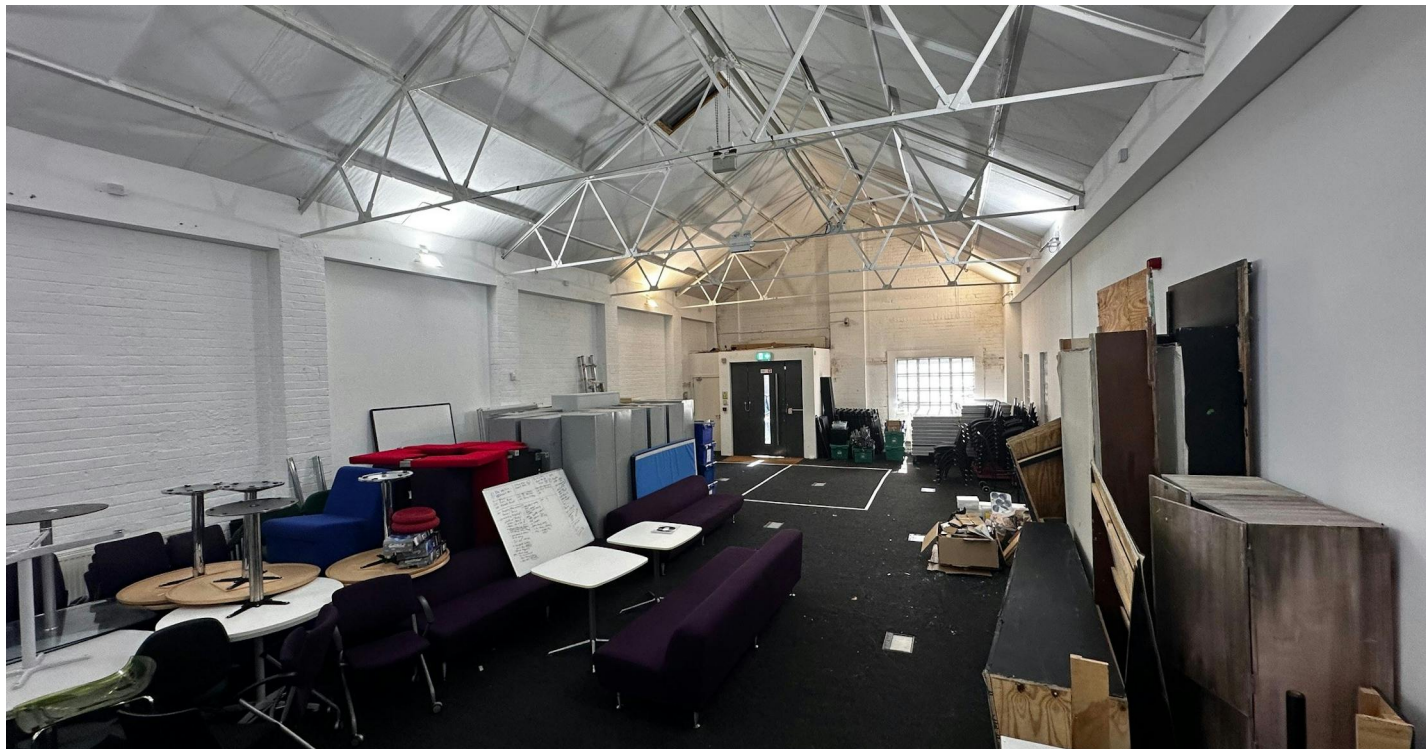
31-41 BROMLEY STREET, BIRMINGHAM, B9 4AN

OFFICE TO LET | 3,300 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Character Office / Studio premises, located in the heart of Digbeth

- Fully Refurbished
- Modern characterfull space
- Open plan to the main with 5 separate meeting rooms
- Welfare facilities inc Shower Room
- Close proximity to the Custard Factory



## DESCRIPTION

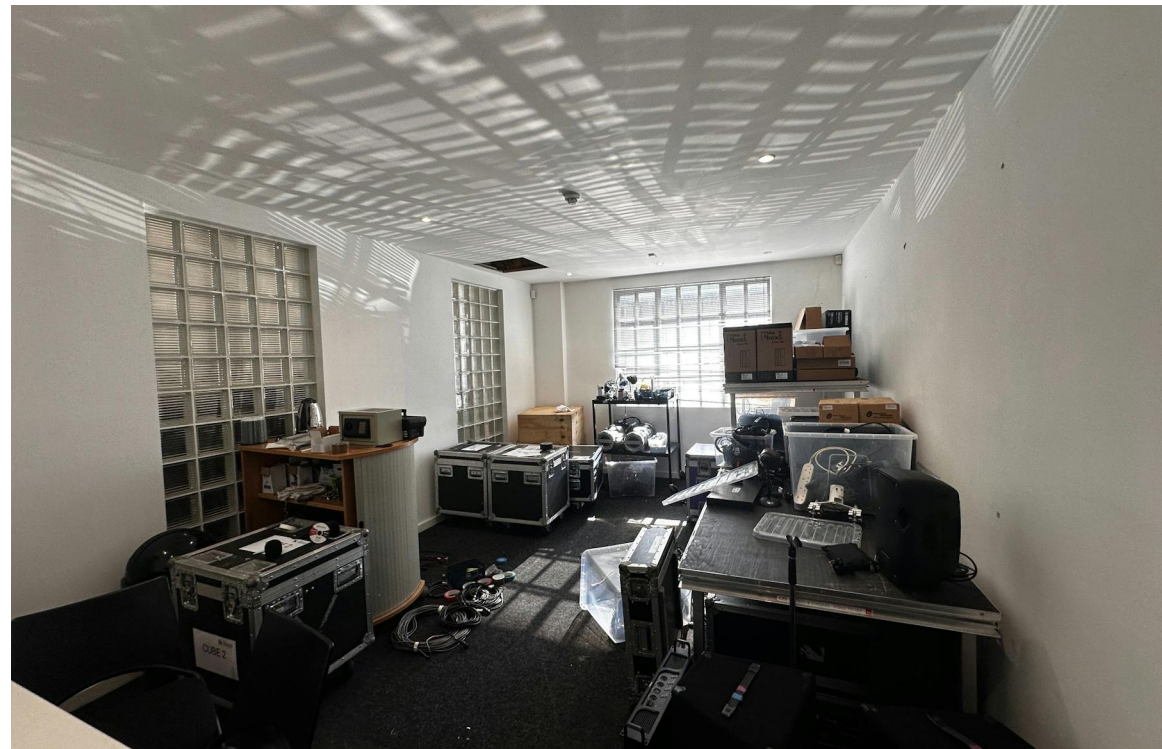
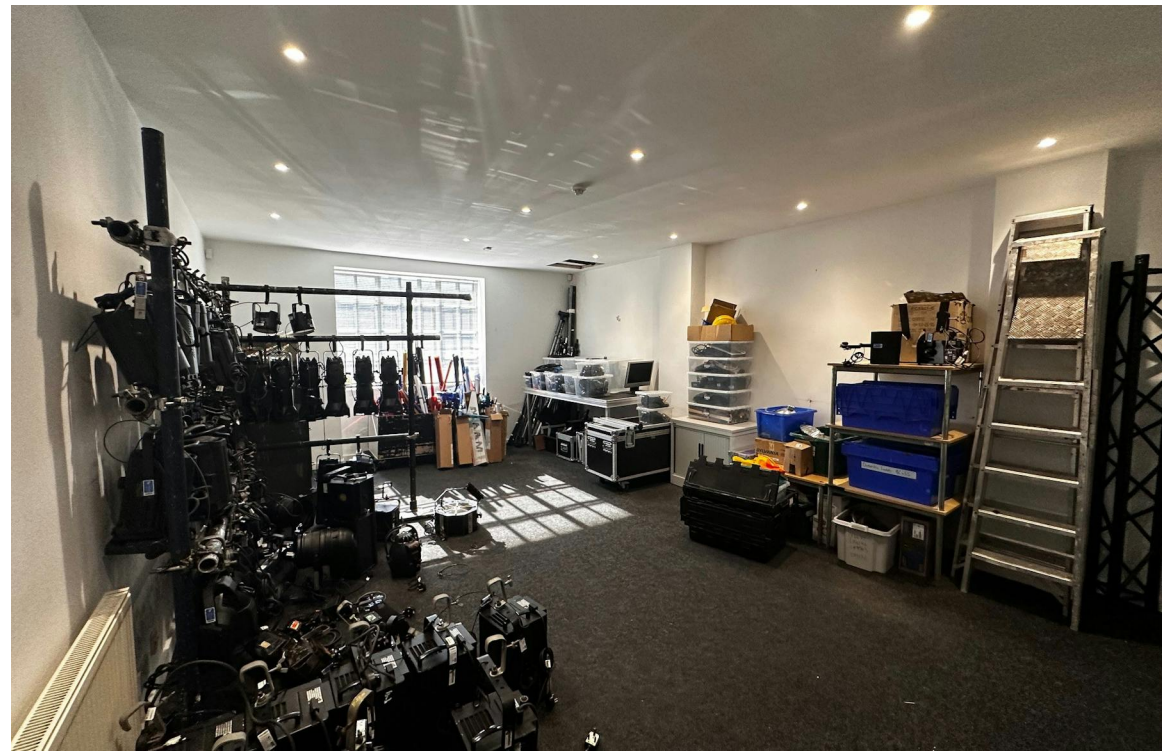
The property comprises a former warehouse premises that has been carefully converted to provide modern office and studio space across a single floor.

The building benefits from many original industrial features such as steel roof trusses, exposed brickwork and generous ceiling height.

The property is entered via a pedestrian access off Bromley street into a large open plan area with five generously sized partitioned meeting rooms off a central corridor and two additional store rooms and a comms room.

The offices are fitted to a high standard with floor boxes for power and data, carpet flooring, feature spot lighting and white emulsion coated walls.

Welfare facilities are also provided including a fitted kitchen, shower room and toilets.



## LOCATION

The property is located along Bromley Street in the Digbeth area of Birmingham, only a short distance from the Custard Factory and the Bull Ring.

Communication links are excellent being only a short walk to both Moor Street and Birmingham New Street Station.

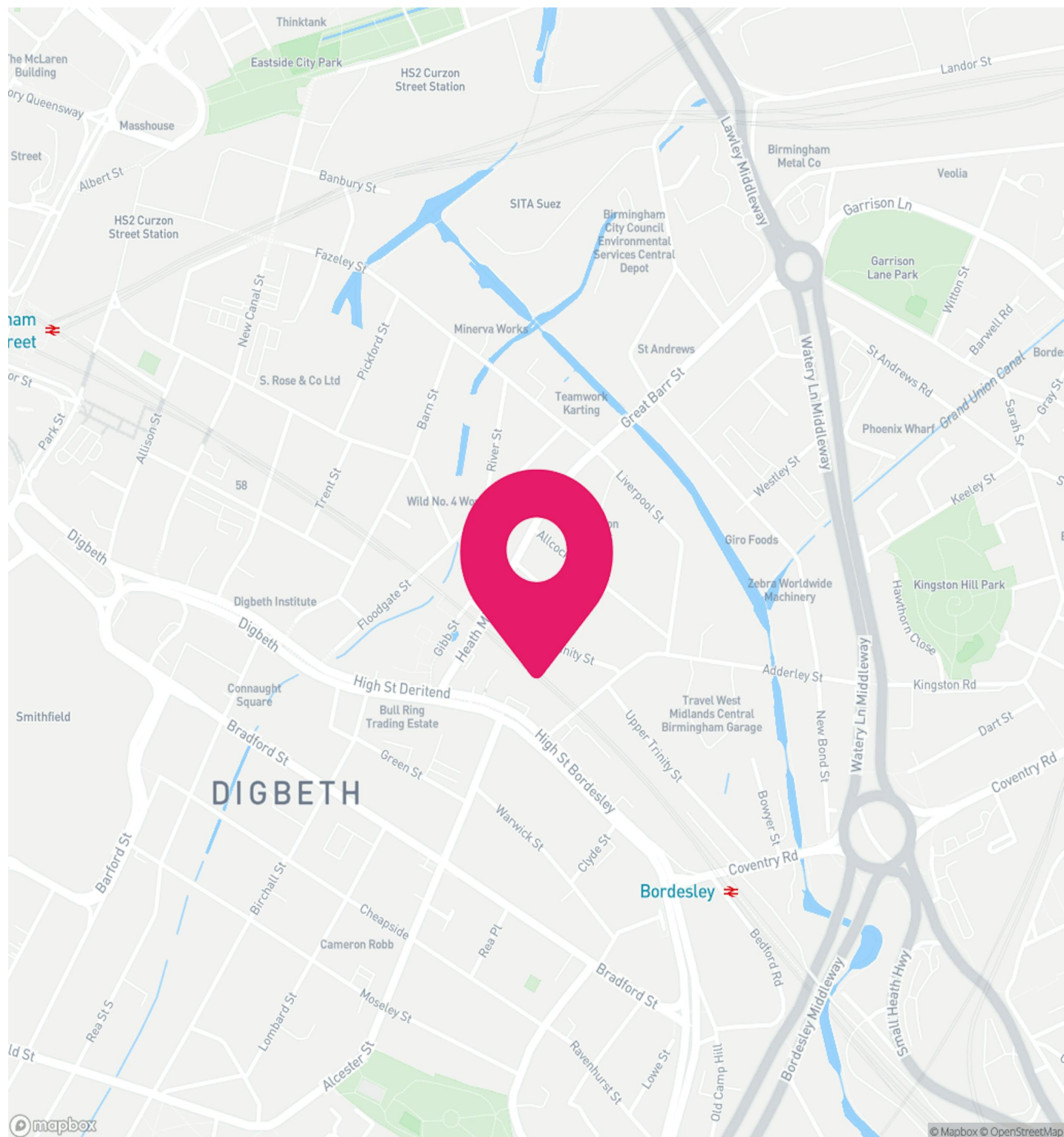
### About Digbeth

Digbeth is home to many of the city's creatives, galleries, artists, makers, designers and fabricators, alongside small scale manufacturers, making it the perfect place to base your creative business.

The local area has many food and drink offerings, such as Kilo Zero and Baked in Brick, with many more due to open.

Digbeth is undergoing radical regeneration thanks to new infrastructure projects such as HS2 and the Midlands Metro extension. Proposed new commercial and residential developments will put Digbeth at the heart of Birmingham's new travel links - all ready for a new swathe of residents to enjoy Digbeth's unique vibrancy and atmosphere.

With over 7,000 units now enjoying planning consent, there's never been a better time to choose Digbeth.



## 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.

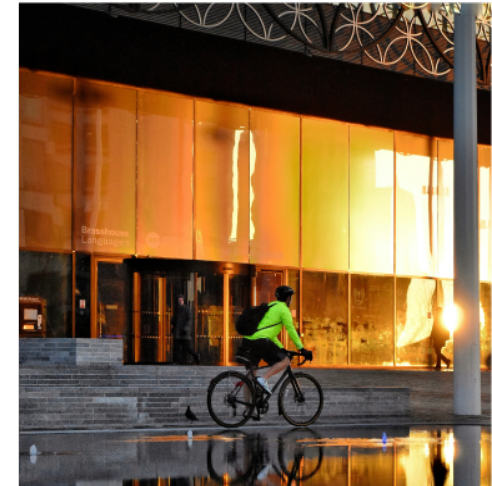
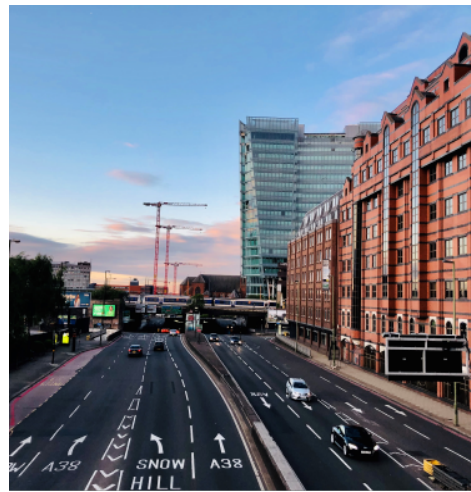
**Central location, global reach:** A strategic location offers quick train connections:

- 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](http://SIDDALLJONES.COM)





## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor Unit	3,300	306.58	Available
<b>Total</b>	<b>3,300</b>	<b>306.58</b>	

## RATEABLE VALUE

£13,500. Based on Current rateable value (1 April 2023 to present)

## VAT

Applicable. We understand the property is elected for VAT and will be payable.

## LEGAL FEES

Each party to bear their own costs

## LEASE

Sublease

## RENT

£43,000 per annum per annum exclusive on terms to be agreed.

## POSSESSION

Available Immediately. The property is immediately available, following the completion of legal formalities

## POSSIBLE USE CLASSES

Class F1 - Learning and non-residential institutions

## EPC

C (68)

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

**Edward Siddall-Jones**  
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