



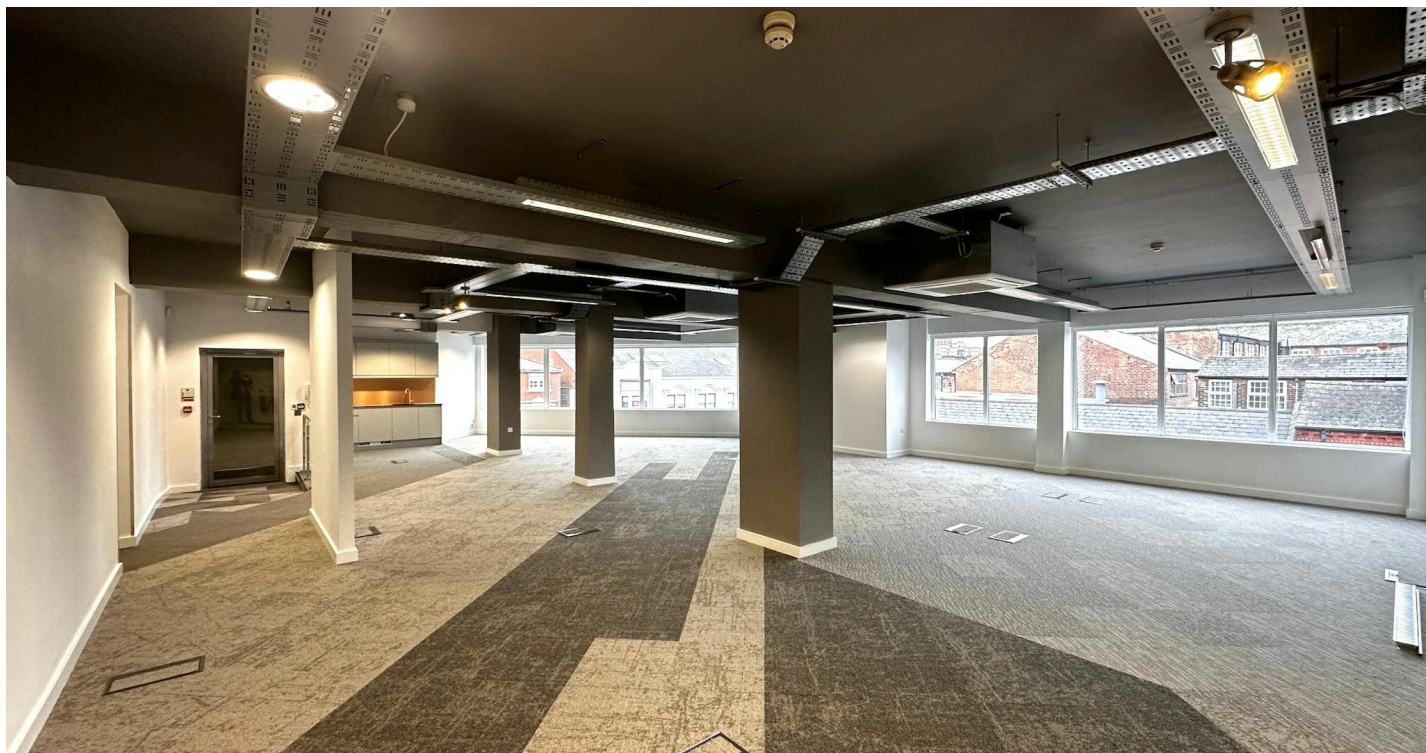
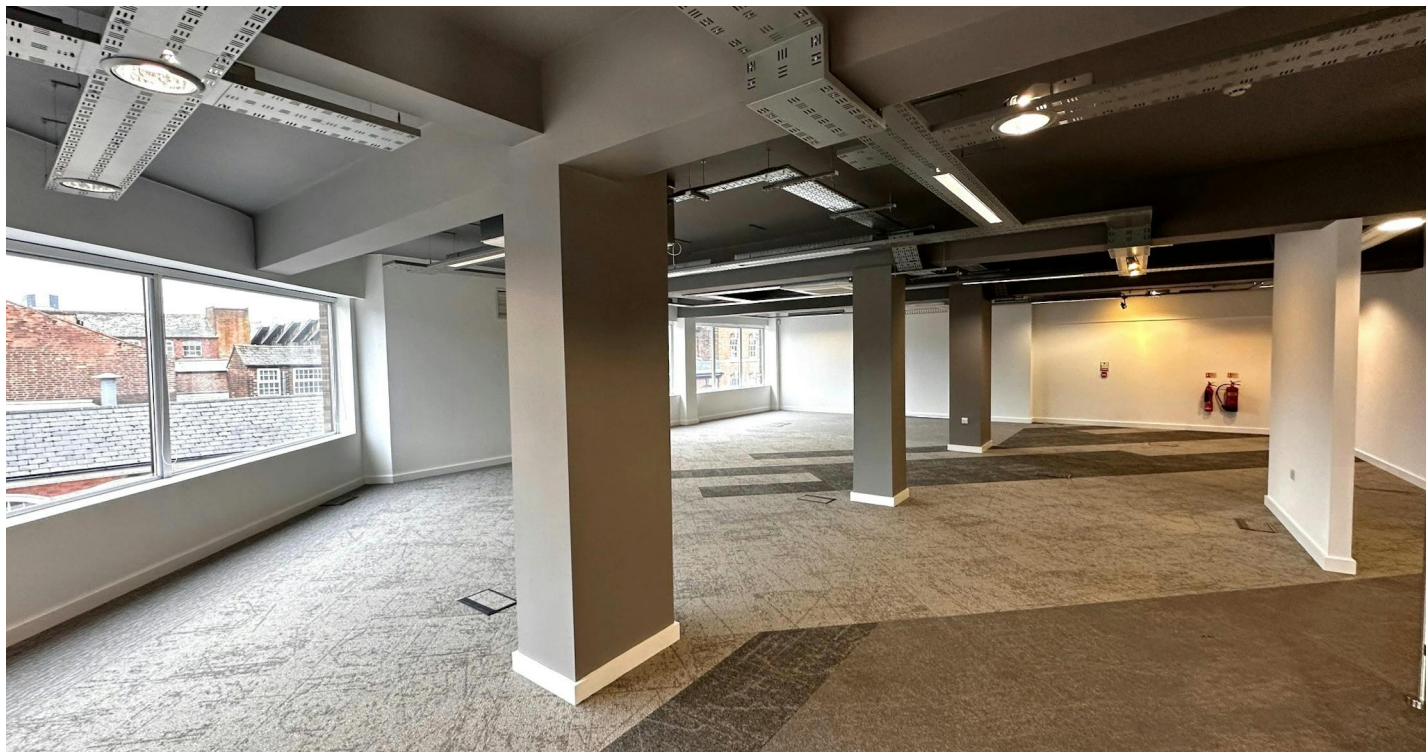
REGENT HOUSE, 50 FREDERICK STREET, JEWELLERY QUARTER,
BIRMINGHAM, B1 3HR

OFFICE TO LET | 1,936 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Fully Refurbished Office Suite in the Heart of Birmingham's Jewellery Quarter

- Fully Refurbished Suite
- Open Plan Floorplate
- Raised Access Flooring
- Air Conditioning & Heating
- Feature Lighting
- Excellent Natural Light
- New Fitted Kitchenette
- Refurbished Toilet Facilities
- Passenger Lift Access



DESCRIPTION

The property comprises a prominent office building fronting Frederick Street at its junction with Albion Street.

The upper floors are accessed via glazed pedestrian access off Frederick Street leading into a reception area with stairwell and passenger lift.

The subject suite comprises modern open plan accommodation which has undergone a substantial refurbishment including:

- passenger lift
- raised access flooring
- air conditioning
- fitted kitchen with integrated appliances
- CAT 6 Cabling
- bespoke toilet facilities
- double glazed windows with inset blinds
- card operated door entry system
- CCTV
- Intruder and Fire Alarm



LOCATION

The property is predominately situated along Frederick Street at its junction with Albion Street in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The premises are situated only a short distance from the attractive St Pauls Square and just over ½ mile from Brindley Place and Birmingham City Centre.

The immediate area is well served by public transport with the Jewellery Quarter and Snowhill metro/train station within close proximity and frequent bus services nearby.



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:

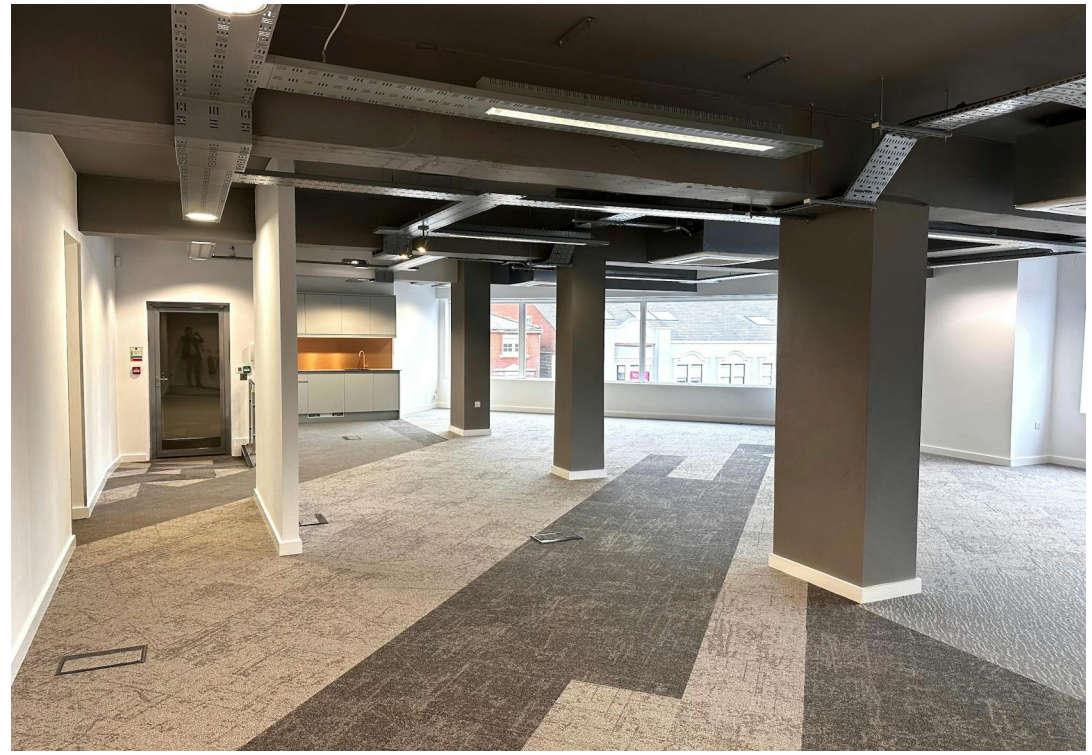
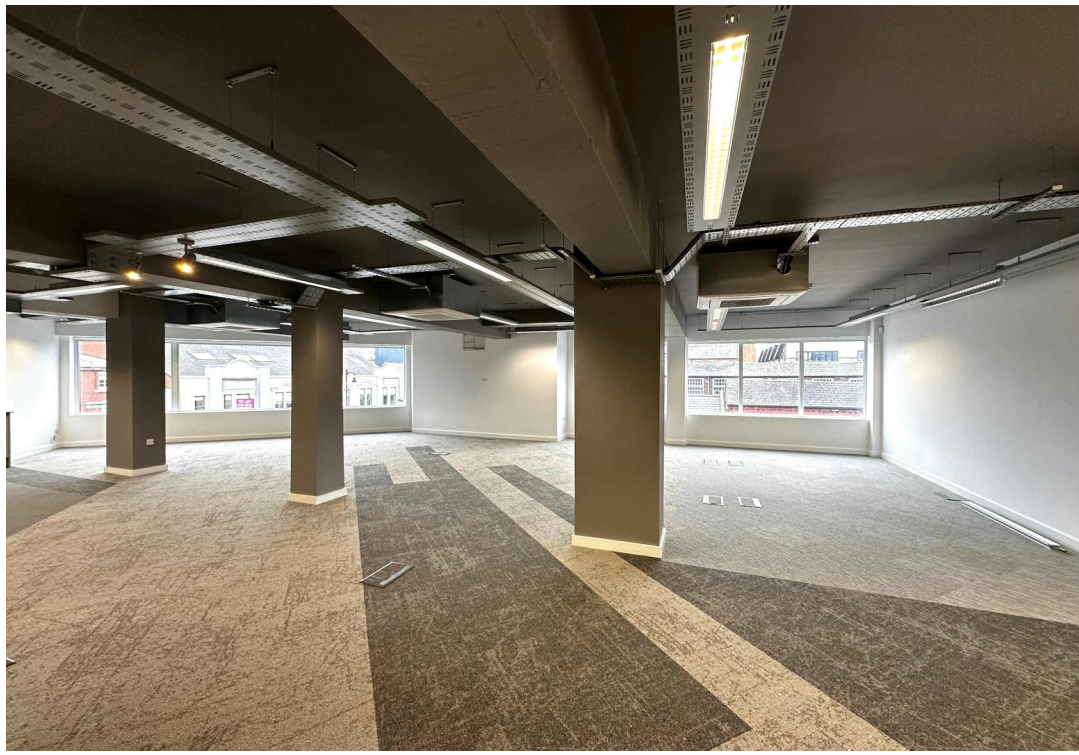
- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

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
2nd	1,936	179.86	Available
Total	1,936	179.86	

SERVICES

We understand the property is connected to all mains services and drainage.

The agents have not inspected nor tested the condition of the services and interested parties are advised to carry out their own investigations.

ANTI MONEY LAUNDERING (AML)

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

SERVICE CHARGE

n/a

RATEABLE VALUE

£5,225. We understand the property qualifies for Small Business Rates Relief subject to tenants eligibility

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

New Lease

RENT

£28,000 per annum The property is available on a new lease with length to be agreed and inclusive of Service Charge.

POSSESSION

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

EPC

C (54)

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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