



FALCON WORKS, REGENT PLACE, JEWELLERY QUARTER, BIRMINGHAM,
B1 3NT

OFFICE TO LET | 420 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Self-Contained Office Suite with an All-Inclusive Rental located in the heart of the Jewellery Quarter

- All Inclusive Rental of £10,000 PA (Plus VAT)
 - Modern Building
 - Located in the heart of the Jewellery Quarter
 - Self-Contained Office Accommodation
 - Refurbished Office Suite
 - Mag-Locked Secure Entrance
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DESCRIPTION

The property consists of an attractive three-storey office building located on Regent Place with rear courtyard.

The office accommodation is accessible via a secure mag-lock entry system with entrances from Regent Place and the rear courtyard.

A central core provides two WC facilities and provides access to the suite, which is secured via a mag-lock system.

The suite provides open plan accommodation with attractive dual aspect windows, carpet-tiled flooring, electric wall-mounted heaters and a kitchenette.



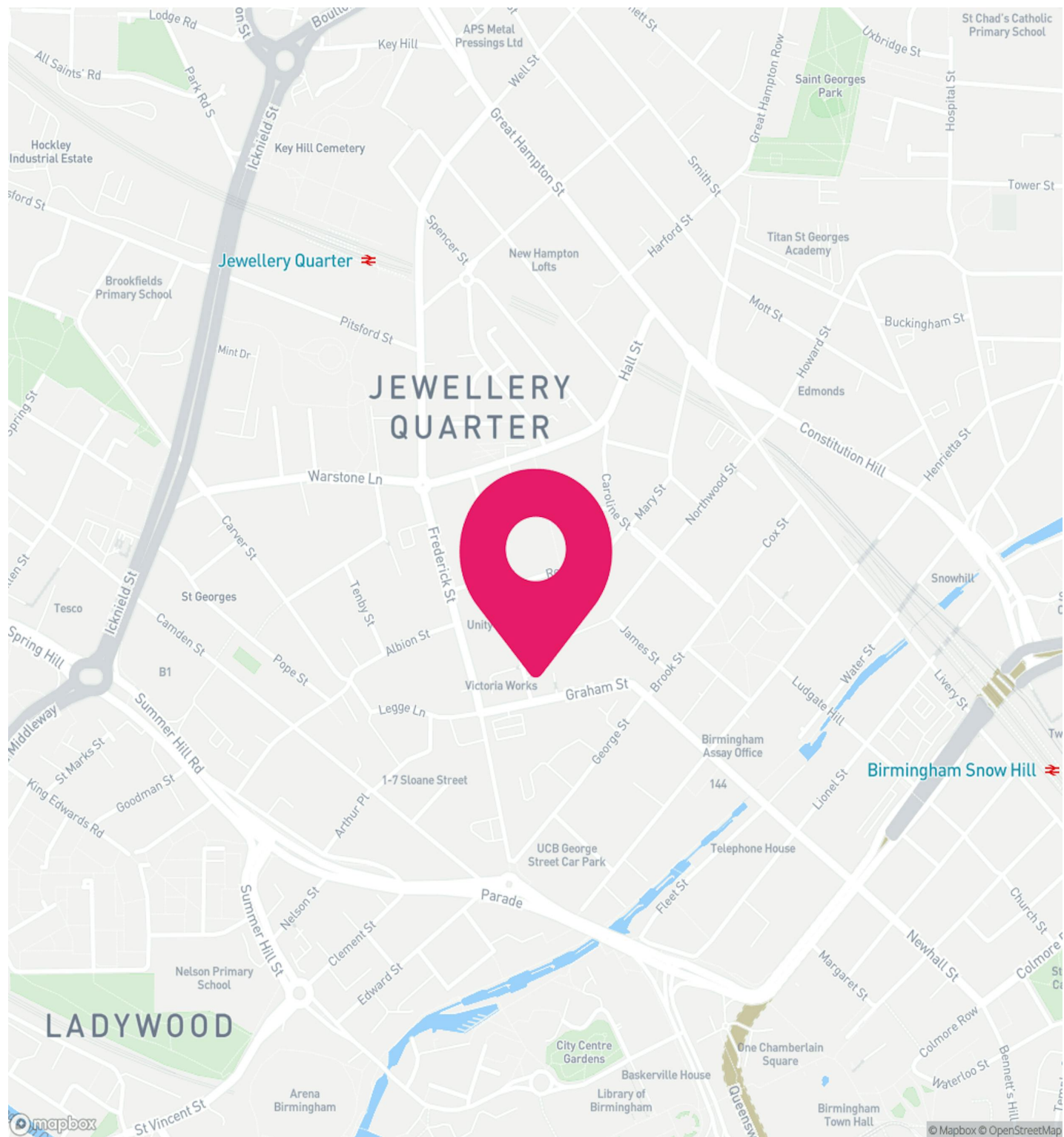
LOCATION

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The property is located on Regent Place, in the heart of Birmingham's historic and vibrant Jewellery Quarter.

Regent Place can be accessed from Caroline Street and connects to Vittoria Street and Graham Street. The immediate vicinity is well-served by public transportation, with regular bus services and the Jewellery Quarter railway and metro stations situated only a short distance away.

The location also offers convenient access to St Paul's Square, Brindley Place, and Birmingham City Centre.



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.





SERVICES

We understand that the premises benefits from mains water and electricity.

The agent has not tested the suitability of the supplies and recommends that interested parties carry out their own investigations.

PLANNING PERMISSION

The property has planning permission granted under Use Class E (Office).

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

New Lease

RENT

£10,000 per sq ft Inclusive

POSSESSION

Available Immediately

EPC

B

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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