

OFFICE | TO LET



1 ST PAUL'S SQUARE, JEWELLERY QUARTER, BIRMINGHAM, B3 1QU  
2,576 SQ FT (239.32 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Refurbished Office Space on St. Paul's Square  
with Parking

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- Quoting Rental £40,000 PA
  - EPC Rated A
  - Car Parking
  - Recently Refurbished to High Standard
  - Modern Lighting Throughout
  - Raised Access Flooring
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## DESCRIPTION

This impressive three-storey end-terrace office building enjoys a sought-after position on St Paul's Square, at the heart of Birmingham's renowned Jewellery Quarter.

### Ground Floor Layout:

The property features a welcoming front door with intercom access directly from St Paul's Square. Upon entry, an attractive reception area leads to a boardroom, meeting room, WC facilities, and an inner stairwell providing access to the upper floors.

### First Floor:

The first floor boasts two spacious open-plan office areas, a private cellular office, a fully equipped kitchen, and WC facilities.

### Second Floor:

Additional office accommodation and versatile meeting space can be found on the second floor, offering ample room for productivity and collaboration.

### Modern Features and Amenities:

The premises have been refurbished to an exceptional standard, including comfort heating and cooling, modern lighting, raised access flooring, carpet-tiled floors, and emulsion-coated walls.

### Parking:

The property benefits from two secure parking spaces, with the option for additional spaces available through separate negotiation.



## LOCATION

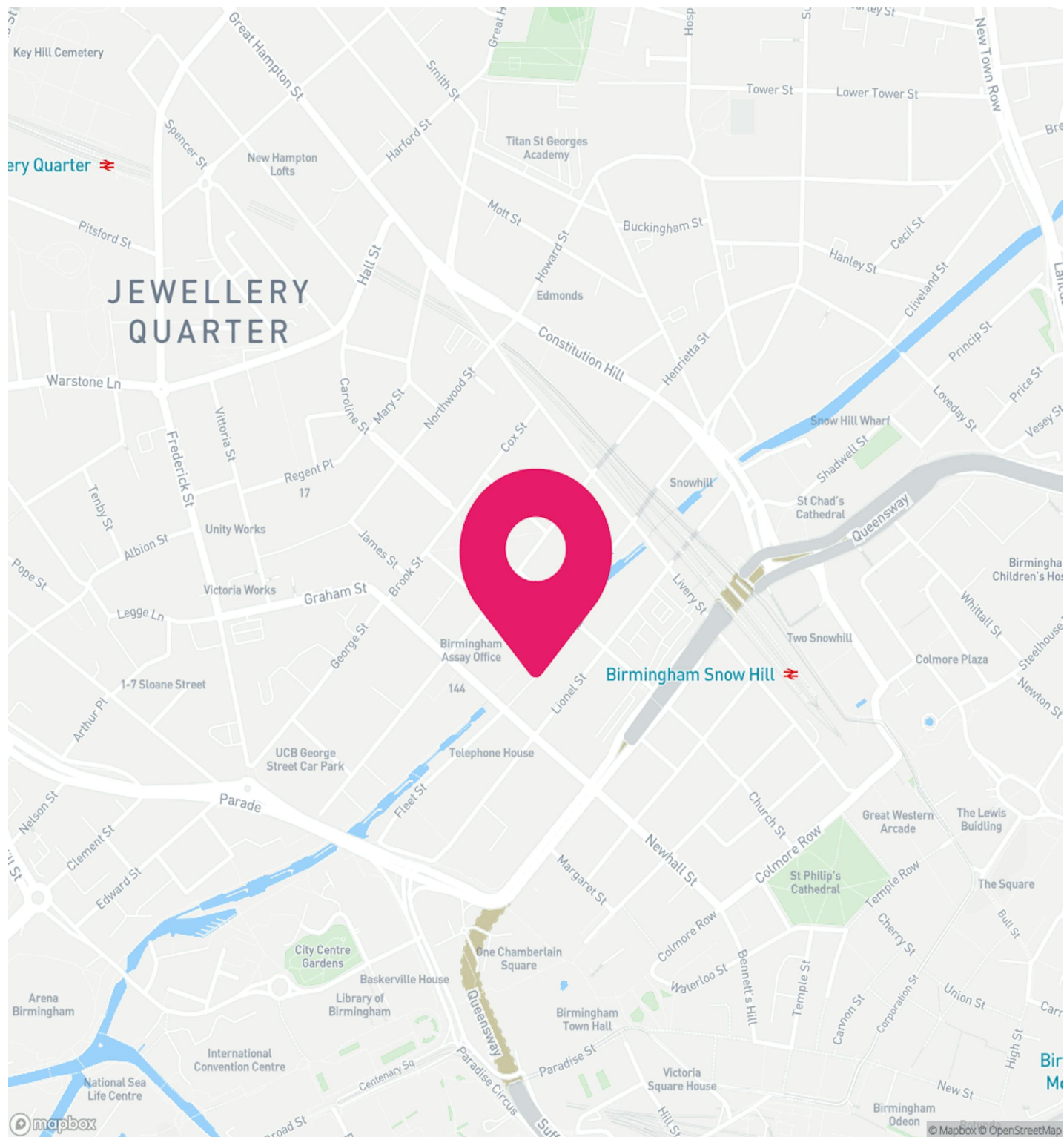
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The property occupies a prominent position overlooking St Pauls Square in the heart of Birmingham's historic and vibrant Jewellery Quarter.

St Paul's Square lies to the west of Ludgate Hill which in turn adjoins Great Charles Street Queensway providing ring road access to the City Centre and A38(M) Aston Expressway and linking with J6 of the M6 approximately 2 miles distant.

Snowhill and New Street rail stations are both within walking distance and several bus services are located close by.

Nearby occupiers include Jam House, St Paul's House, Indian Brewery, Soda and Cucina Rustica.



## 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 electricity, water and mains drainage. The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

## ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms or ID and proof / source of funding to satisfy Anti-Money Laundering protocols.

## VAT

Applicable

## LEGAL FEES

Each party to bear their own costs

## LEASE

The property is available to let on a new lease with length to be agreed.

## RENT

£40,000 per annum

## POSSESSION

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

## EPC

A (25)

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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