



19 KENYON FORGE, KENYON STREET, JEWELLERY QUARTER,  
BIRMINGHAM, B18 6AR

OFFICE TO LET | 700 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Office / Retail Premises Located in the Jewellery Quarter

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- Quoting Rental £12,000 PA
  - Self-Contained Office / Retail Space
  - EPC Rated B (40)
  - Open-Plan Unit
  - Two Full Height Windows and Pedestrian Access
  - Roller Shutter Security Doors
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## DESCRIPTION

The property enjoys a prominent position, being situated near the junction of Kenyon Street and Mary Street in the historic Jewellery Quarter.

The suite is accessed from Kenyon Street via a pedestrian door into an open plan office space benefitting from cellular kitchen and WC facilities to the rear.

The property benefits from LED lighting, electric wall mounted heaters, emulsion coated walls, carpet tiled flooring and double-glazed windows with added internal roller shutter security doors.

Secure allocated parking is available by separate negotiation.



## LOCATION



The property is prominently situated fronting Kenyon Street located off Caroline Street and close to Warstone Lane in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The premises are within easy reach of both St Pauls Square and Birmingham City Centre with the National Exhibition Centre and Birmingham International Convention Centre being within close proximity.

The immediate area is well served by public transport with regular bus routes, Snow Hill and the Jewellery Quarter Train Station being only a short distance away.



## 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.



## 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.

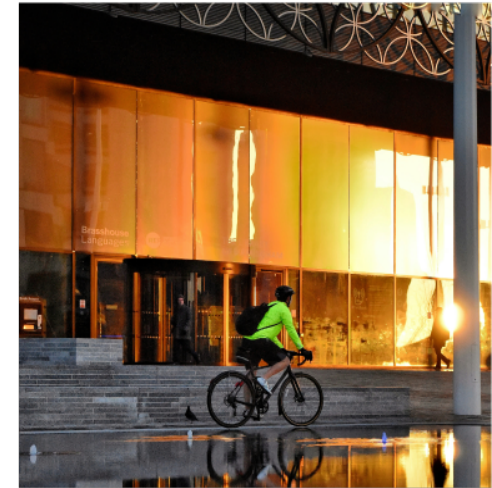
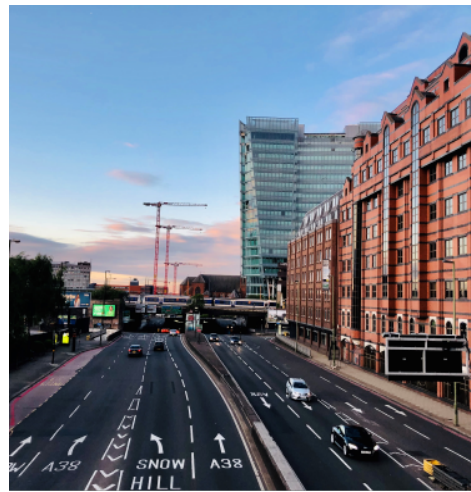
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**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!



## ANTI-MONEY LAUNDERING

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

## VAT

Applicable. VAT payable on all outgoings contained within the lease

## LEGAL FEES

Each party to bear their own costs

## LEASE

New Lease

## RENT

£12,000 per annum

## POSSESSION

Available Immediately

## POSSIBLE USE CLASSES

Class A1 - Shops and Retail Outlets

## EPC

B (40)

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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