



GROUND FLOOR, 170 HOLLIDAY STREET, BIRMINGHAM, B1 1TJ

OFFICE TO LET | 930 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Office / Retail premises in City Centre

- City Centre Location
- Suited to Medical / Aesthetic Operators



## DESCRIPTION

The property comprises of a terraced office building which benefits from pedestrian access directly from Holliday Street.

Internally the accommodation offered spans the ground floor, comprising an open plan reception, 3 consultation rooms, storage, kitchen, and W/C facilities. The space benefits from dual aspect windows, emulsion coated walls, heating, raised access flooring with integral power outlets and vinyl flooring.

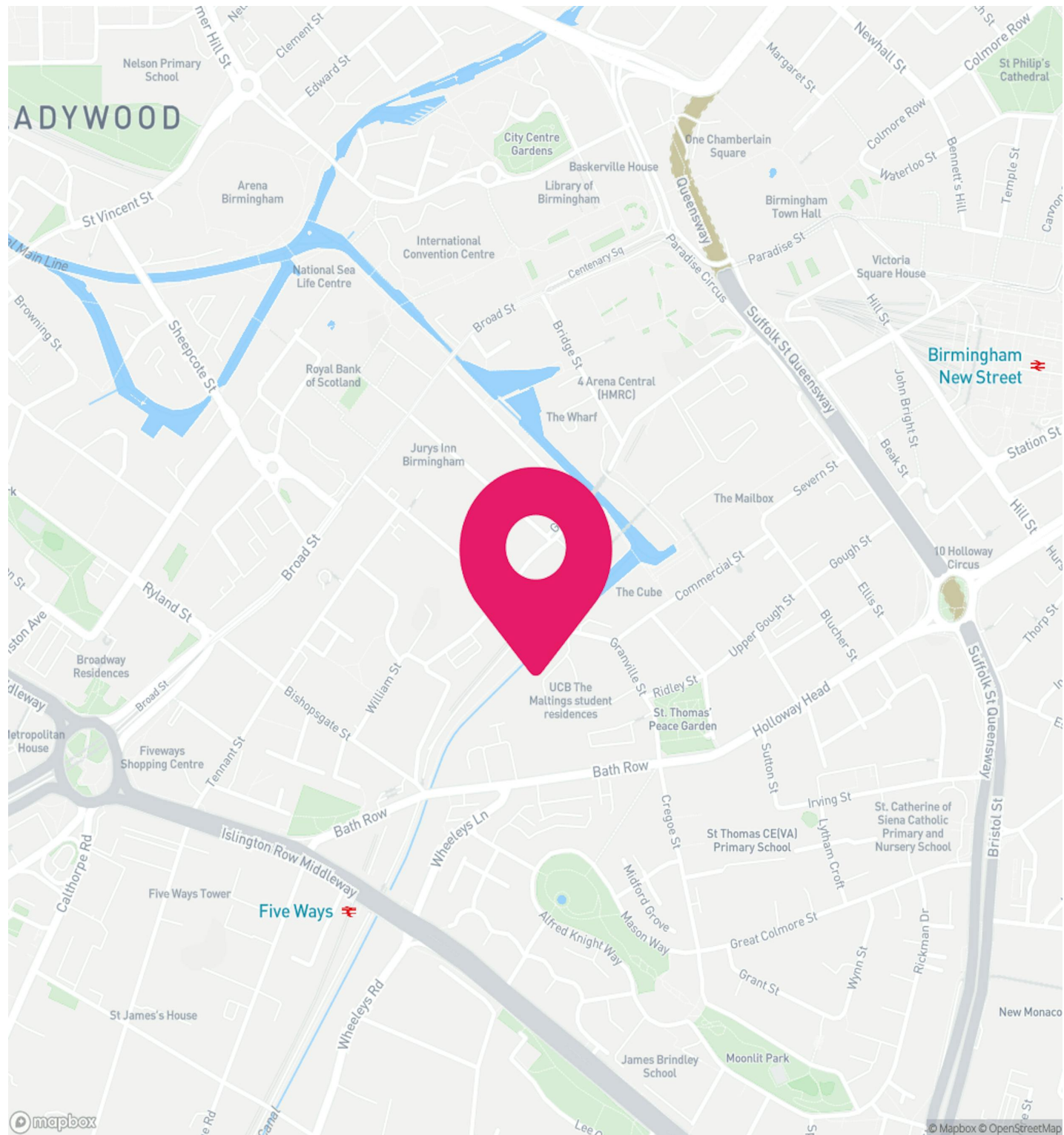
The current fit out of the unit would be suited to medical / aesthetic operators, however can be adapted to suit office occupiers or a variety of other retail uses.



## LOCATION

The property is predominantly situated fronting Holliday Street, Birmingham within close proximity to Broad Street and the Mailbox and Cube developments.

The location allows for convenient access across the city via the inner ring road and the motorway network at J6 M6 located within close proximity.



## 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.

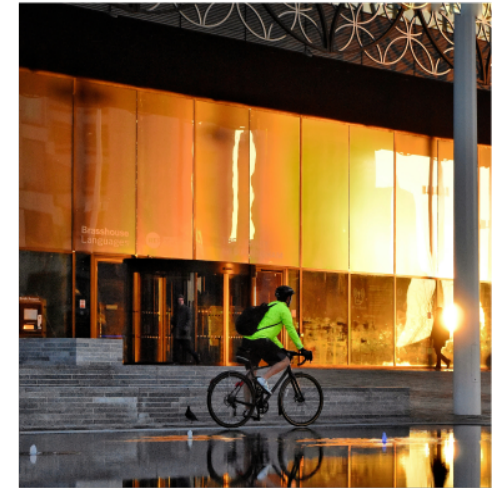
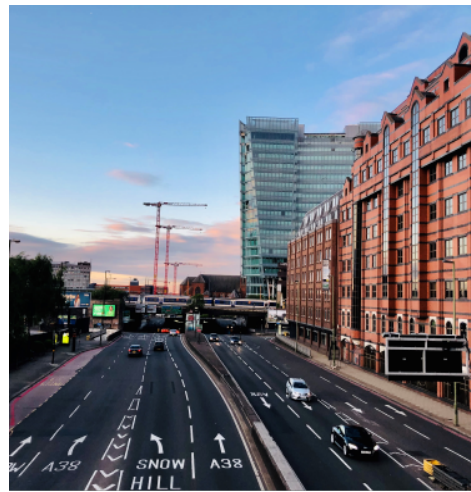
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**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!





## SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of communal areas and building insurance.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate Available upon request from the agent.

## VIEWING

Viewings are strictly via Siddall Jones.

## AVAILABILITY

The property is available immediately subject to the completion of legal formalities.

## LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

## ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID to satisfy anti-money laundering protocols.

## LEASE

New Lease

## RENT

£12,500 per annum

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

### Scott Rawlings

0121 638 0500 | 07745521743

scott@siddalljones.com