

OFFICE | TO LET



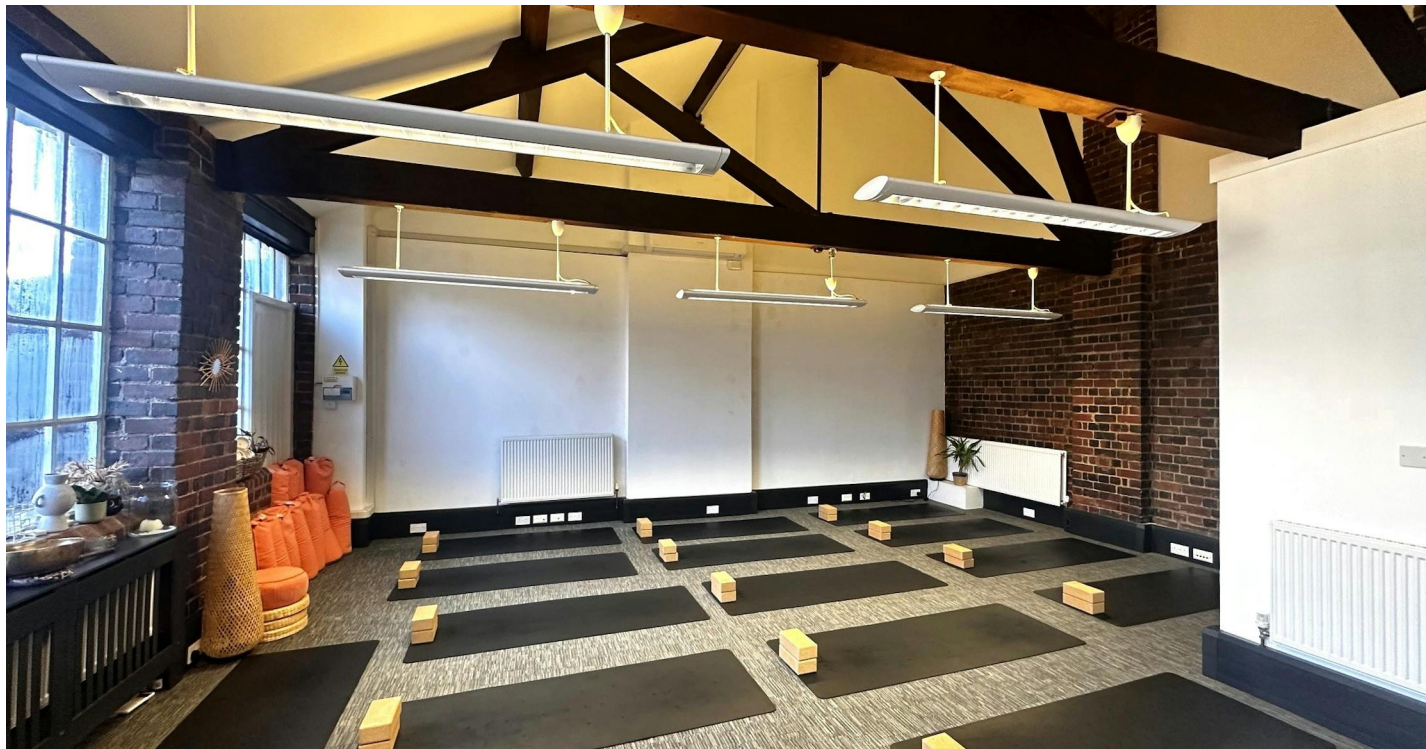
STUDIO 11, 50-54 ST PAUL'S SQUARE, BIRMINGHAM, B3 1QS

645 SQ FT (59.92 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A characterful self contained studio / office space located on St Paul's Square

- Character Features such as Exposed Brickwork, Wood Trusses and Crittall Windows
- Open Plan Layout
- Gas Fired Central Heating
- WC and Kitchen Facilities

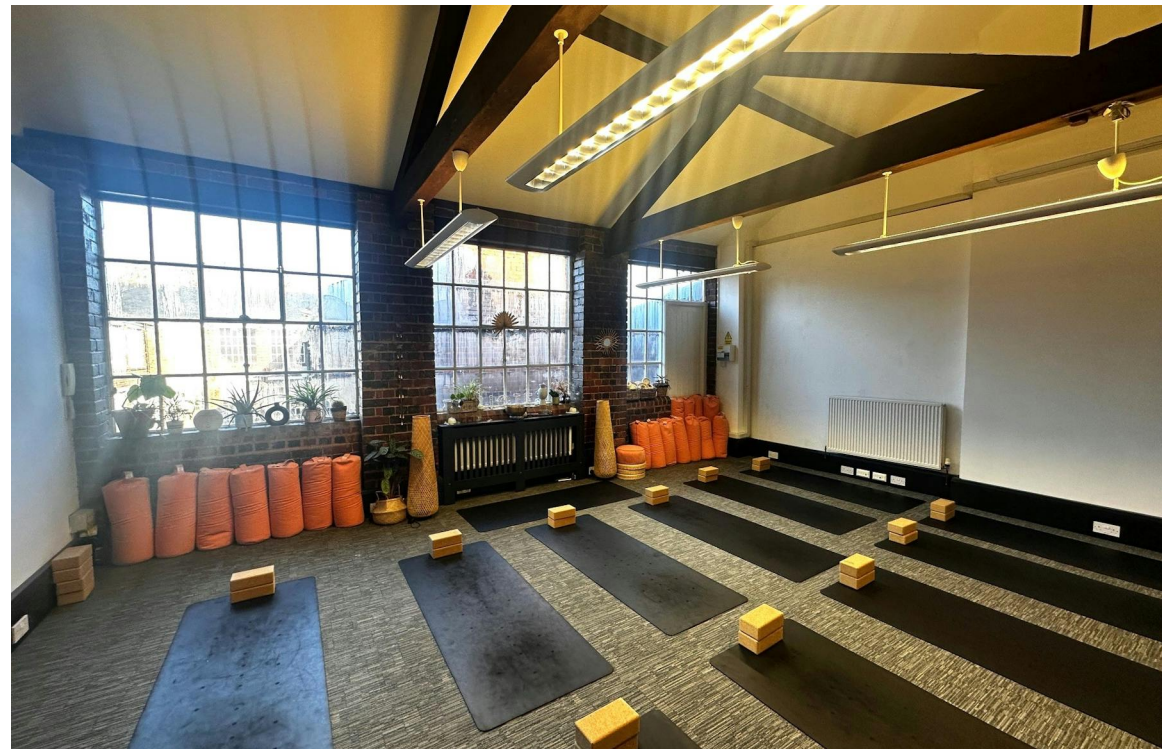
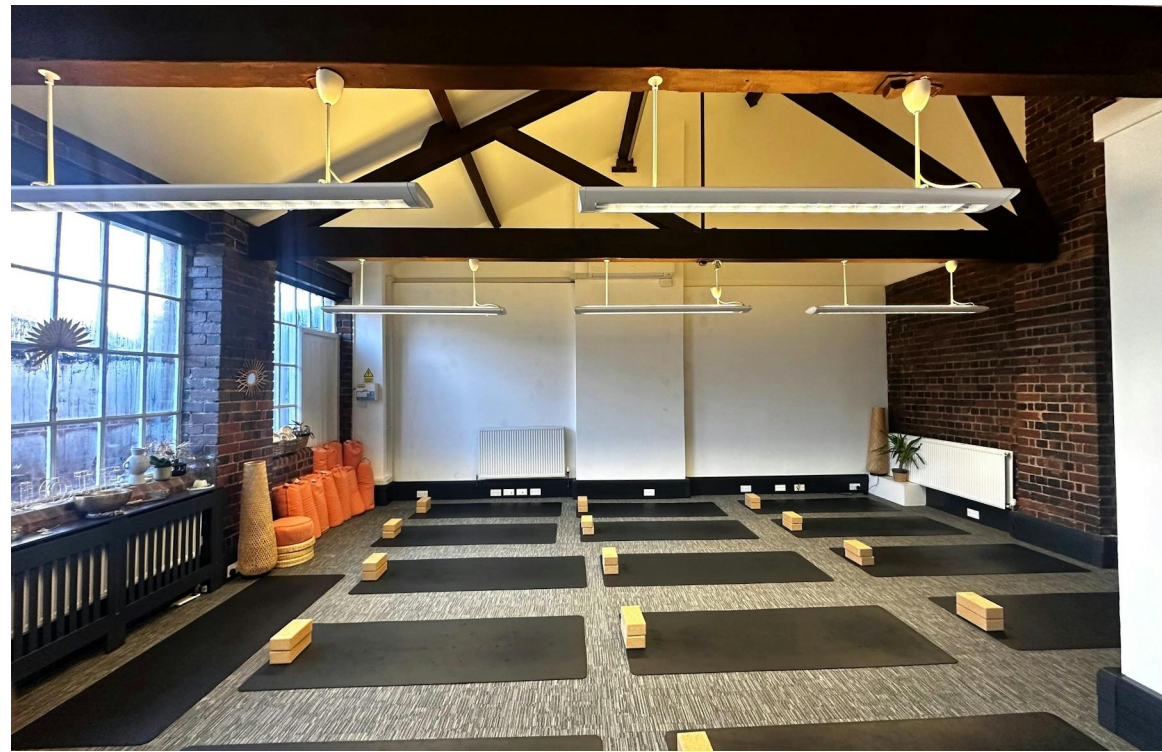


DESCRIPTION

The property comprises a self-contained studio / office suite within a courtyard development off St Pauls Square.

The offices provide a loft style space with a variety of characterful features including high ceilings, exposed brick work, wooden roof trusses and large crittall windows overlooking the central courtyard and providing excellent natural light.

Further benefits include gas-fired central heating, carpet covered flooring, kitchen and WC facilities.

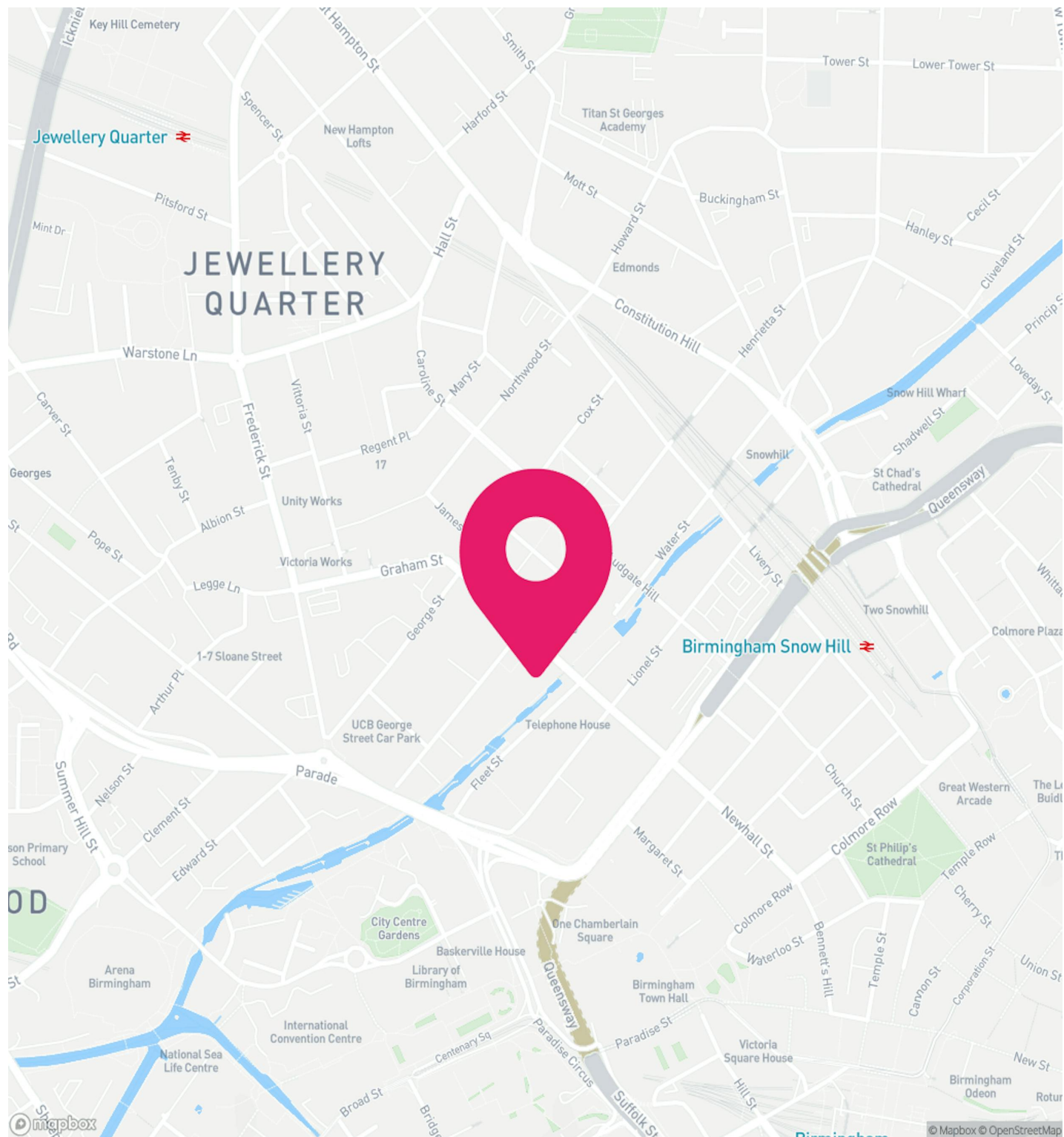


LOCATION

The property is situated off St Paul's Square in 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.



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 - Suite 11 Second Floor	645	59.92	Available
Total	645	59.92	

SERVICE CHARGE

A small service charge is levied in respect of the communal upkeep and maintenance, buildings insurance and gas-fired central heating provision.

RATEABLE VALUE

£7,100. We understand the property will qualify for Small Business Rates Relief, subject to tenants eligibility

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

£11,000 per annum The property is available to let on a new lease with length and term to be agreed.

POSSESSION

Available Immediately

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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