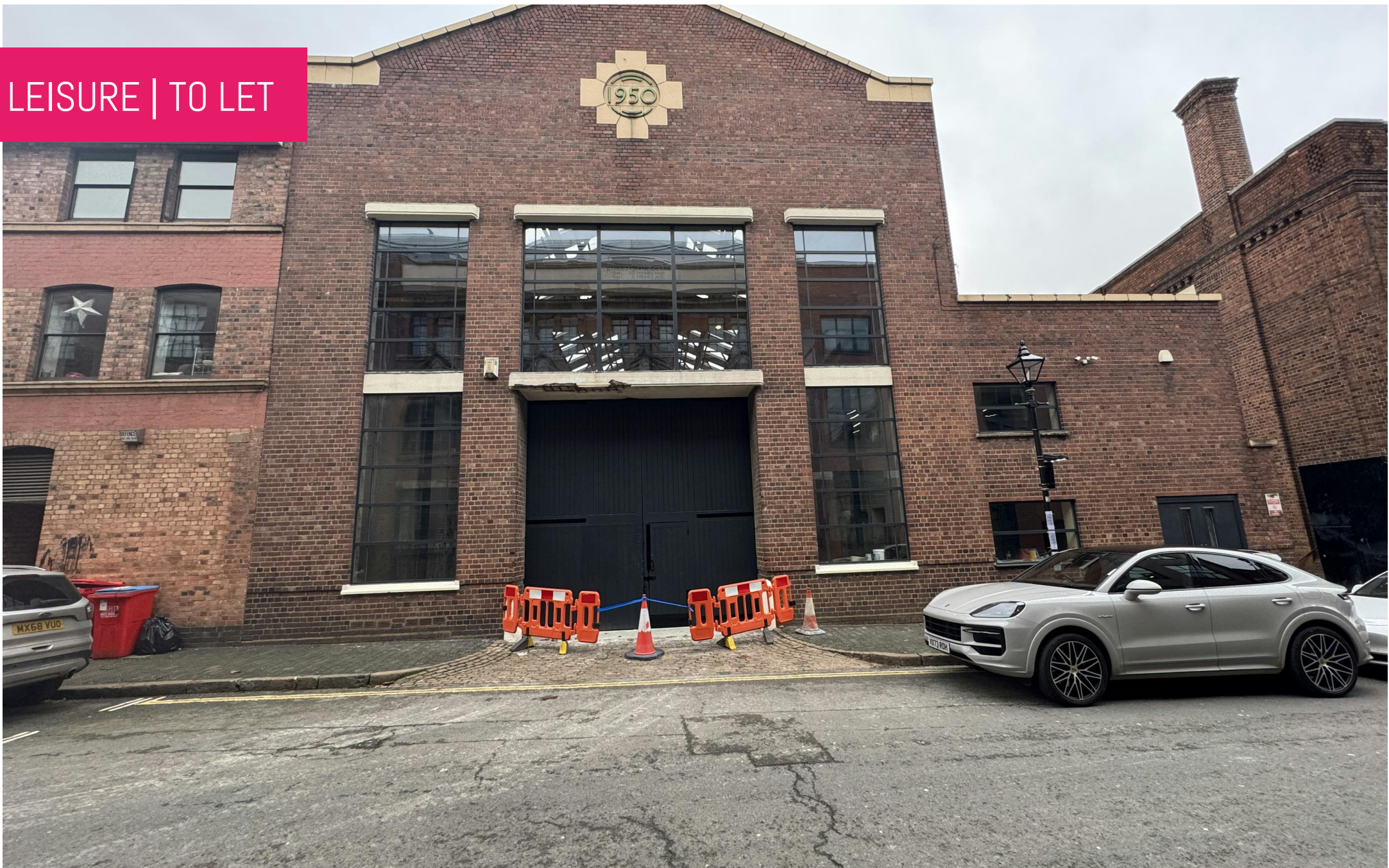


LEISURE | TO LET



MARY ANN STREET, JEWELLERY QUARTER, BIRMINGHAM, B3 1RL

8,542 SQ FT (793.58 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Refurbished Leisure Premises Located in the
Heart of the Jewellery Quarter

- Open Plan Leisure Premises
 - Excellent Working Height Ideal for Mezzanine Installation
 - Newly Installed Insulated Roof
 - Newly Installed Double Glazing
 - Newly Installed Concrete Slab w/ Drainage
 - Exposed Block / Brick Walls
 - Feature Craneage
-



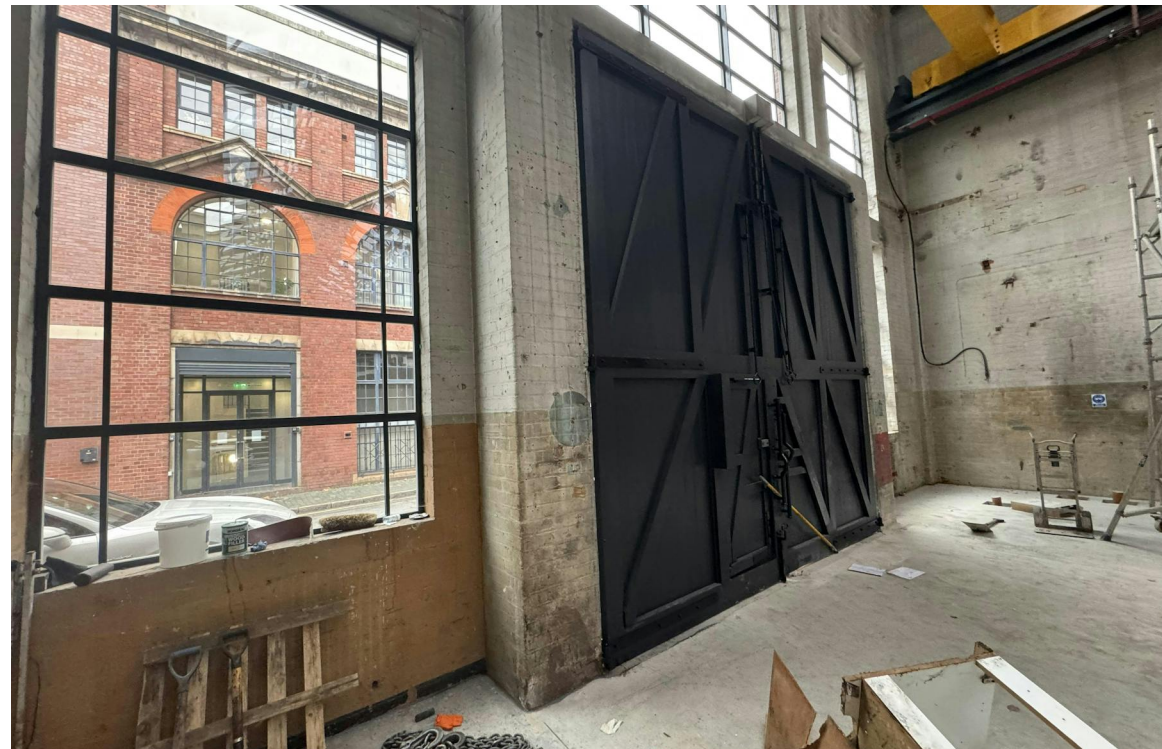
DESCRIPTION

The property is a high-bay former warehouse that has been thoughtfully refurbished to retain its industrial charm and exposed finishes. Constructed with full-height brickwork elevations and a pitched, profile-clad steel truss roof incorporating translucent roof lights, it features newly installed Crittall double glazing on the side and front elevations, providing exceptional natural light throughout.

The space offers predominantly open-span high-bay warehousing, with annex space on the north-east elevation. Ancillary facilities, including WC, kitchen, and office space, are provided on the first-floor level.

The warehouse boasts feature craneage and generous working heights that could easily accommodate a mezzanine installation. A newly laid concrete floor slab provides foul and water drainage.

Access to the building is via a large timber opening door, serving as a loading bay or a feature entrance from Mary Ann Street.



LOCATION

/// MENTAL.HONEY.ATOM

The building occupies a prominent position on the Mary Ann Street, just off St Paul's Square in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The property is only a short walk from Birmingham City Centre and is located near the city's Inner Ring Road (A4540) and benefits from easy access to the A38(M) and the UK's wider motorway network.

The immediate area is well served by public transport with regular bus services nearby and Snow Hill mainline railway station approximately 600m via Livery Street.

Nearby occupiers include Indian Brewery, St. Paul's House, The Jam House 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.



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.

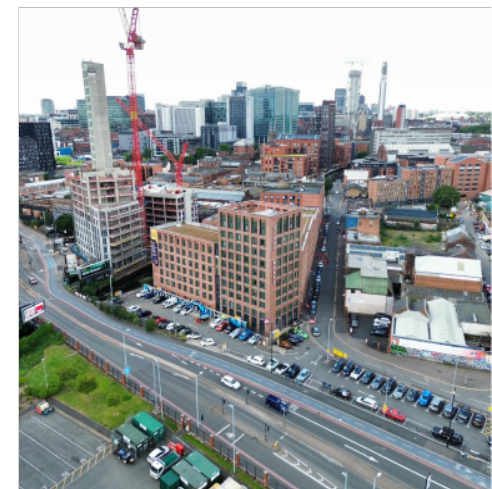
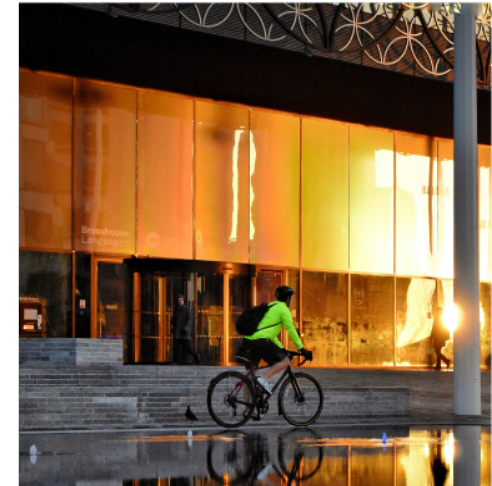
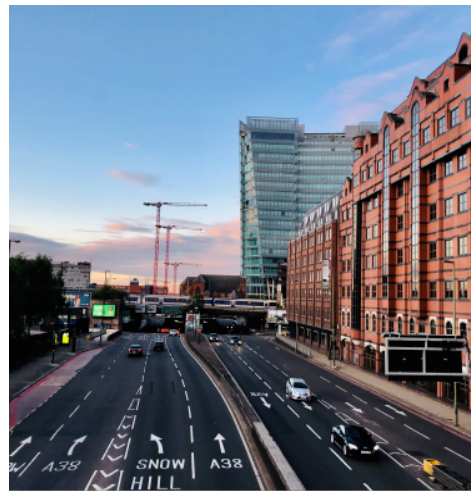
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

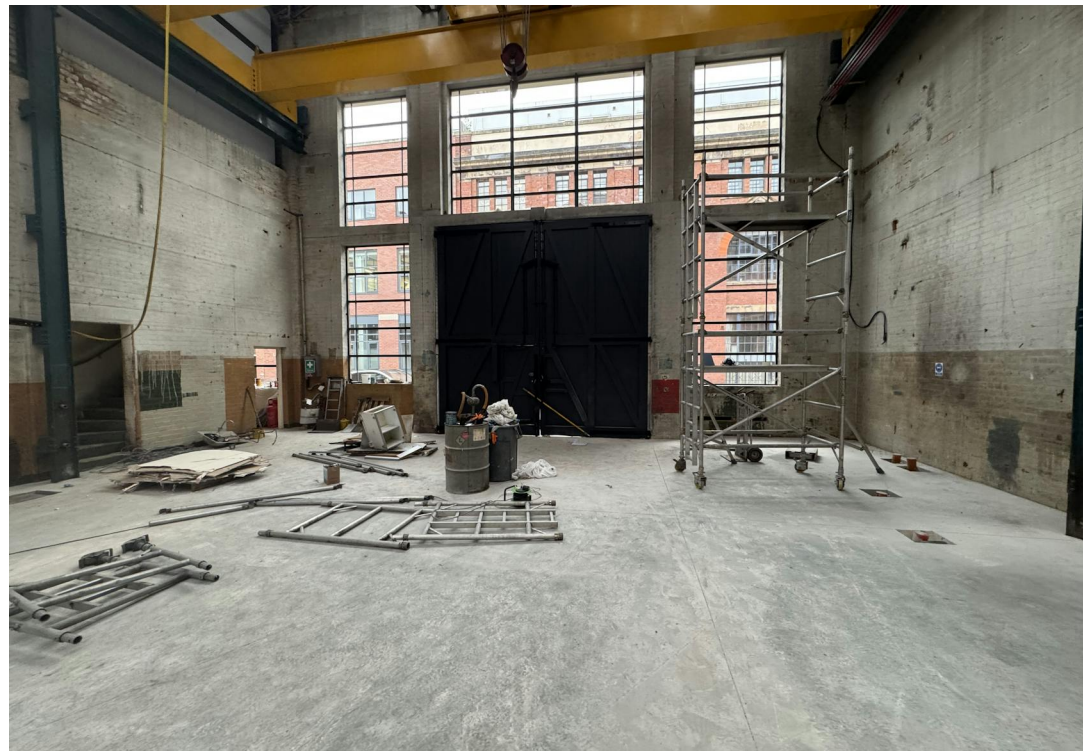
Central location, global reach: A strategic location offers quick train connections:

- 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!





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor	7,470	693.99	Available
1st - Office / Ancillary	1,072	99.59	Available
Total	8,542	793.58	

SERVICES

We understand that the premises has the benefit of all mains connections on site.

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

PLANNING PERMISSION

Further information available upon request.

VAT

Not 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.

POSSESSION

Available Q1 2025

POSSIBLE USE CLASSES

Class D2 - Assembly and Leisure

EPC

C (67)

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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