



## St Paul's Place, 40 St Pauls Square, Jewellery Quarter, Birmingham, B3 1FQ

Modern office in the vibrant Jewellery Quarter district

- Predominantly open plan floorplates
- Air conditioning
- Good levels of natural light
- Secure car park with allocated parking
- LG7 compliant LED lighting
- Full access raised flooring
- Manned reception with 24 hour access

## Summary

Available Size	2,650 to 8,028 sq ft
Rent	£17 per sq ft
Rates Payable	£8.50 per sq ft average
Service Charge	£5.52 per sq ft approx
VAT	Applicable. payable at the prevailing rate
Legal Fees	Each party to bear their own costs
EPC Rating	B

## Description

Formerly a buckle maker's factory, St Paul's Place has undergone a comprehensive and sympathetic conversion to a successful mixed use scheme, with high quality apartments on the upper floors and modern office accommodation on the ground and first floors. The attractive art deco façade has been retained, with the accommodation wrapping around a central landscaped courtyard. The building further benefits from a concierge and secure on site car parking.

## Location

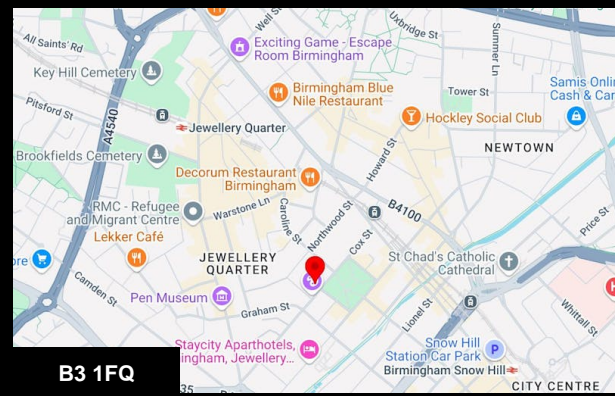
St Paul's Place occupies a commanding position overlooking the much sought after St Paul's Square, the City's last Georgian square, within the vibrant Jewellery Quarter district. The Jewellery Quarter has a strong creative vibe and attracts businesses from across the media, design and professional services sectors. Occupiers are attracted by the numerous popular restaurants, bars and cafes, whilst still being within walking distance of the main City Centre.

The location is well connected, with easy access to the Midland Metro tram line, Snow Hill train station and the A38M Aston Expressway, leading to Junction 6 of the M6 Motorway.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Part 1st Floor	2,650	246.19	Available
Ground - Right hand suite	8,028	745.83	Available
<b>Total</b>	<b>10,678</b>	<b>992.02</b>	



B3 1FQ



## Viewing & Further Information



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