

The Atrium, Frederick Street
Jewellery Quarter, Birmingham, B1 3HE



SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

TO LET

Fully Refurbished Office Suite with Passenger Lift & Parking

Total (NIA) 5,071 ft² (471 m²) approx

The Atrium, 18-20 Frederick Street, Jewellery Quarter, Birmingham, B1 3HE

Overview

- Lovingly restored to provide superb office facilities over three levels
- Newly installed Passenger Lift
- Stunning glass atrium providing excellent natural light
- Comfort Heating and Cooling
- Dedicated BTnet lease line providing superfast broadband
- Bike storage and Shower facilities
- Kitchen and WC facilities to all floors



Location

The property is situated fronting Frederick Street in the heart of Birmingham's historic and vibrant Jewellery Quarter opposite Albion Street, only a short distance from the Clock Tower.

The property is within a mile of Birmingham City Centre and the attractive St Pauls Square and Brindley Place are within 1/2 mile.

The location provides easy access to the motorway network and the immediate area is well served by public transport with regular bus services close by and being within a short walk of the Jewellery Quarter Train and Metro station.

Description

The property comprises an attractive and substantial office building benefiting from a secure car park.

The property has been lovingly restored to provide high end office accommodation throughout.

The impressive entrance hallway provides access onto the ground floor which provides kitchen, WC, shower and space for reception and meeting facilities. A stairwell serves as access on the lower ground level which we feel would be suitable for additional meeting rooms, breakout space or gymnasium.

The first and second floor levels are arranged around a stunning glass atrium providing excellent natural light to the large, open plan floorplates. The building has been tastefully decorated throughout and boasts a stunning monochrome LED lighting. The Atrium further benefits from a dedicated BTnet lease line providing superfast broadband.

The car park is accessed via an electric roller shutter door from Frederick Street.



Accommodation

Second Floor **5,071 ft² (471.10 m²) approx.**

Floorplans available on request.

Rental / Terms

The property is available to let on a new lease with length to be agreed at £82,000 per annum exclusive.

Service Charge

A service charge may be levied for the maintenance and upkeep of communal areas.

VAT

All prices quoted are exclusive of VAT which may be payable.

Use Class

We understand the property has consent under Use Class E.

Legal Fees

Each party to be responsible for their own legal costs incurred during this transaction.

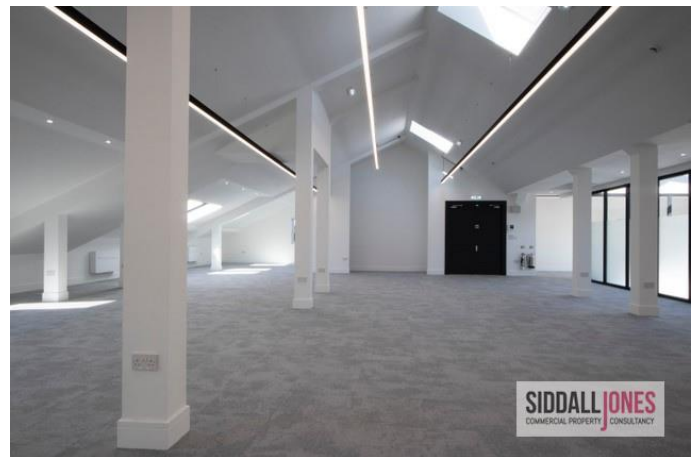
Energy Performance Certificate

Available upon request from the agent.

Availability / Viewings

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

Viewings are strictly via the sole letting agent Siddall Jones on **0121 638 0500**



Siddall Jones | [The Mint](#) | [95 Icknield Street](#) | [Birmingham](#) | [B18 6RU](#)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.