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**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

22a Great Hampton Street, Jewellery Quarter, Birmingham, B18 6AH



**TO LET**

Newly Refurbished Character Offices with Lift Access

Net Internal Area: 2,291 ft<sup>2</sup> (212.84 m<sup>2</sup>) approx.

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### Location

The property is situated in a prominent location fronting the main A41 Great Hampton Street at its junction with Hartford Street on the fringe of Birmingham's historic Jewellery Quarter.

The centrality of this property's location means that Snow Hill Train Station is just a seven-minute walk, while Birmingham New Street is a short 15-minute walk.

As well as being within walking distance of the city's major public transport routes, the main Aston expressway is just one mile east of the property, allowing easy access to Junction 6 of the M6 Motorway at Spaghetti Junction.

### Description

This unique property is located on Great Hampton Street - just a stone's throw from the heart of the Jewellery Quarter, with exceptional transport links and independent hotspots around every corner.

The office space itself takes pride of place in a Grade II Listed building, which was once home to one of Birmingham's iconic Lloyds Banks, boasting original windows and authentic features to make for a contemporary and comfortable working space - which is also accessible by lift.

As well as two open-plan office areas that have been carefully crafted for collaborative working, this property also provides two secluded offices, as well as a decadent boardroom directly off the central landing.

This recently regenerated office space is one of many projects in a wider master plan, with clear ambitions to transform Great Hampton Street with independent eateries, unique retail offerings and bespoke residential apartments. With this property being at the epicentre of Great Hampton Street, it is the perfect place to experience the area's exciting future and to build a thriving business.

- Second-floor office space
- Air conditioning
- Exclusive boardroom
- Fitted kitchen
- Data and power installed
- Carpet flooring



### Accommodation / Rental

Suite A	745 ft2 approx.	69 m2 approx.
Suite B	1,389 ft2 approx.	129 m2 approx.
Whole Second Floor	2,291 ft2 approx.	212.84 m2 approx.

The property is available to let on a new lease with length to be agreed at £17.00 per ft2 exclusive.

### Service Charge

A service charge will be payable for the maintenance and upkeep of communal areas and services provided.

### VAT

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

### Legal Costs

Each party are to be responsible for their own cost incurred during this transaction.

### Energy Performance Certificate

EPC Rating - B

### Availability

The property is immediately available following the completion of legal formalities.

### Viewing

Strictly via the sole agents Siddall Jones on 0121 638 0500