



56 St Paul's Square

Birmingham, B3 1QS

**Characterful Office
Premises Overlooking St
Paul's Square 1,903 sq ft
with 3 Parking Spaces**

1,903 sq ft
(176.79 sq m)

- 3x Car Parking Spaces
- Excellent Transport Links
- Over-looking St Pauls Square
- Excellent Natural Light
- Gas-Fired Central Heating
- Two Meeting Rooms

56 St Paul's Square, Birmingham, B3 1QS

Description

The property comprises a characterful office premises situated in one of Birmingham most affluent and sought after office and leisure locations.

The property is of traditional brick construction surmounted by a pitched tiled roof.

Formally the home of Pearson and Rowe Solicitors and most recently MFG Solicitors the property is accessed from Charlotte Street into a large reception area and then into another large area which has been divided to provide two meeting rooms with kitchen.

The upper floors provide a variety of offices accessed off a central staircase with additional welfare facilities.

The property has retained many of its original character features with a variety of different shaped/sized windows overlooking St Pauls Square and providing excellent natural light.

Further benefits include gas-fired central heating, carpet covered flooring and 3x car parking spaces in the rear courtyard.

Location

The property is situated on St Paul's Square at its junction with Charlotte Street 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	1,903	176.79	Available
Total	1,903	176.79	

Terms

Rental / Terms

The property is available to let on a new lease, with length to be agreed, at £26,750 per annum exclusive.

Service Charge

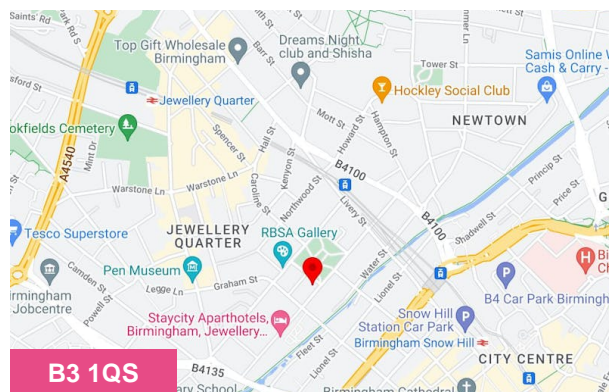
None payable.

VAT

All prices quoted are exclusive of VAT.

Business Rates

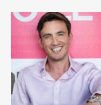
RV (2023): £18,500



Summary

Available Size	1,903 sq ft
Rent	£26,750 per annum
Rates Payable	£9,250 per annum Rates Payable: £9,250 pa approx.
Rateable Value	£18,500
Service Charge	None payable.
Car Parking	3x Parking Spaces
VAT	Applicable. All prices quoted are exclusive of VAT.
Legal Fees	Each party to bear their own costs. Each party are to be responsible for their own legal fees incurred during this transaction.
Estate Charge	N/A
EPC Rating	Upon Enquiry

Viewing & Further Information



Edward Siddall-Jones

0121 638 0500 | 07803 571 891

edward@siddalljones.com

Rates Payable: £9,250 pa approx.

Planning Use

We understand the property has planning consent under use class E (Office) but would advise all interested parties to make their own enquiries.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

Energy Performance Certificate

Available upon request from the agent.

Legal Costs

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

Availability

The property is immediately available following completion of legal formalities.

Viewings

Strictly via the sole letting agent Siddall Jones.