

DEVELOPMENT, RESIDENTIAL | TO LET / FOR SALE

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CARILLON HOUSE, CHAPEL LANE, WYTHALL, BIRMINGHAM, B47 6JX

5,847 SQ FT (543.20 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

To Let (May Sell) - Exceptional Office Space in a Grade II Listed Former Church set within 1.2 acres To Let

- Set in Idyllic Country Setting
 - Modern Office Premises
 - Mixture of Open Plan, Cellular and Breakout Space
 - Characterful Features
 - Parking for Multiple Vehicles
 - Close to Junction 3 of M42
 - Suitable for Various Uses Including Office, Wellbeing Space and Photography
 - CAT 5 Cabling
 - Emulsion Coated Walls
 - CCTV and Intercom Entry
 - Comfort Heating and Cooling
-



DESCRIPTION

This impressive office is set within a Grade II listed former church, beautifully repurposed to provide modern office accommodation while preserving its historical charm and architectural character. The building seamlessly blends contemporary functionality with original features such as vaulted ceilings, exposed brickwork, and intricate stained-glass windows, creating a truly unique workspace.

Ground Floor

Provides predominately open plan office space, providing a spacious and adaptable working environment. The space provides a private meeting room to the rear with the option to reinstate an additional glazed meeting room. Fully fitted kitchen and WC facilities are also provided.

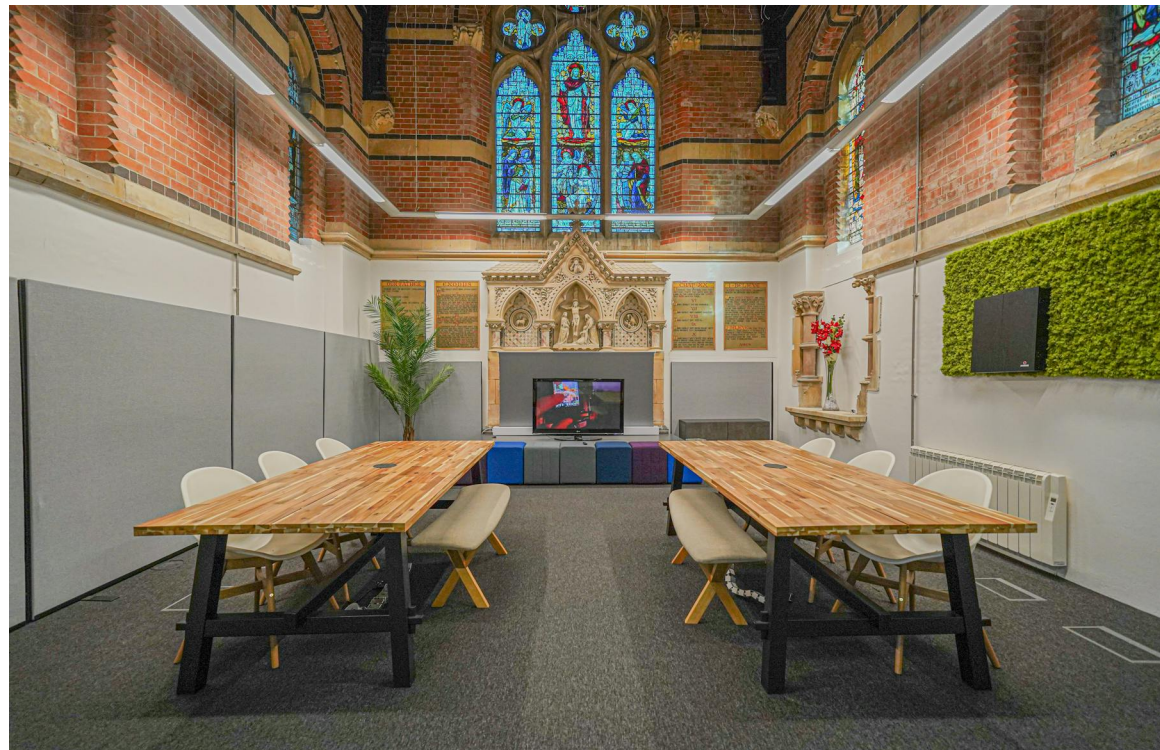
First Floor

Accessed via the reception lobby stairwell, the first floor offers light and airy office space, enhanced by vaulted ceilings and stained-glass windows. Two private meeting rooms and additional breakout space is provided along with a spacious kitchen / dining area and WC facilities.

External Grounds & Parking

Set in 1.2 acres of gardens, providing generous parking allocation. Outdoor dining and activity spaces, providing an excellent opportunity for fresh air breaks or informal meetings.

A separate, self-contained, ground floor office space and one-bedroom apartment is available separately via negotiation.



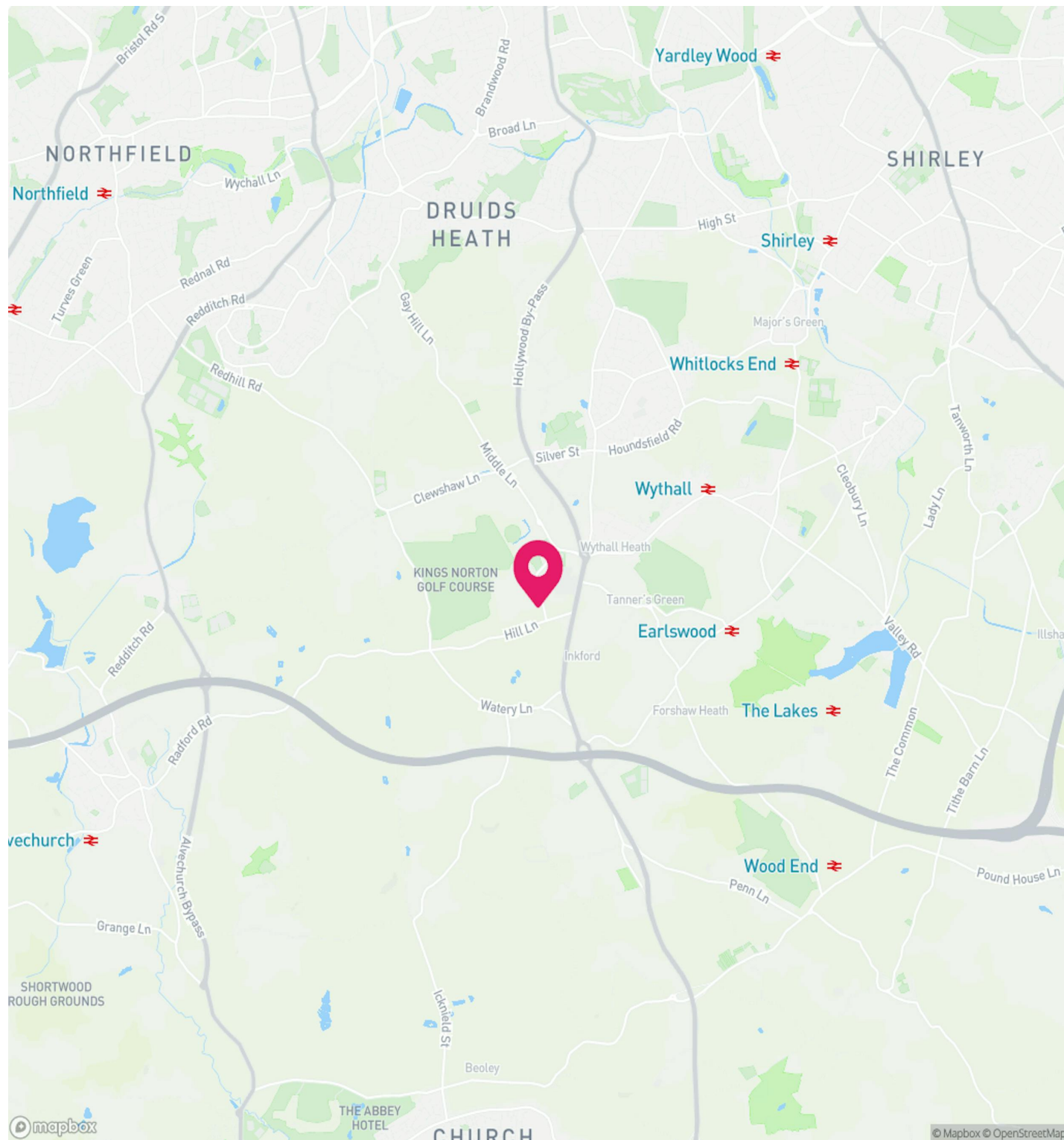
LOCATION

Carillon House is prominently positioned within the Wythall Victorian Church, occupying a highly visible corner location on Chapel Lane.

The building is situated approximately 0.3 miles west of Alcester Road, a key arterial route, and just 1.5 miles north of Junction 3 of the M42, providing convenient access to the national motorway network.

Birmingham City Centre lies around 4.5 miles to the north, ensuring strong connectivity.

Despite its semi-rural setting, the area is well-served by local transport links, providing ease of travel for commuters and visitors alike.



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 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.

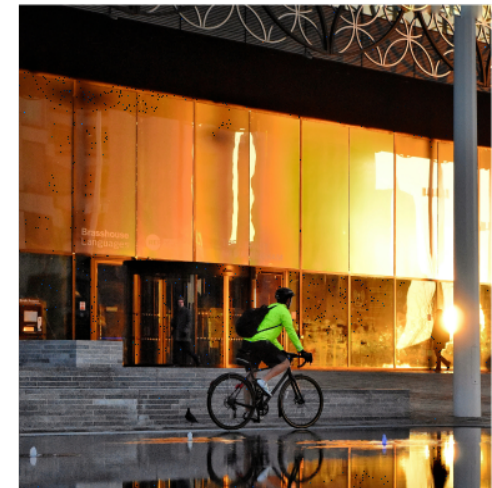
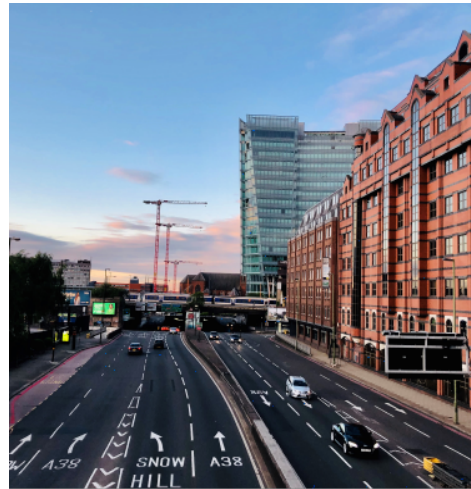
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

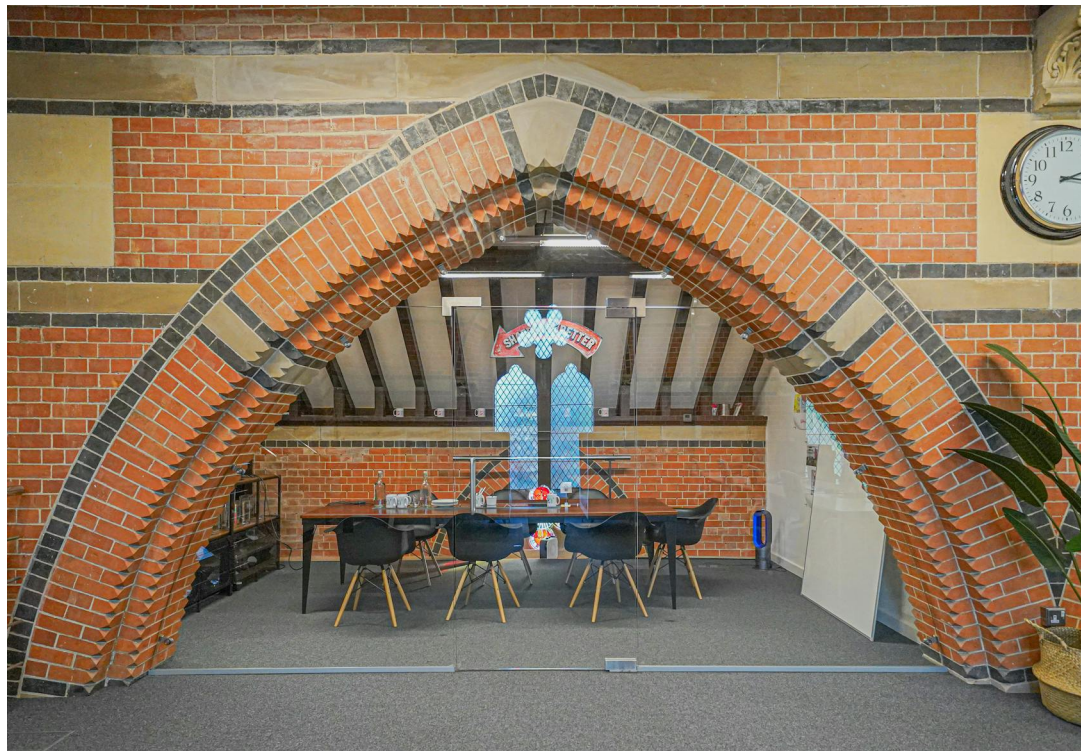
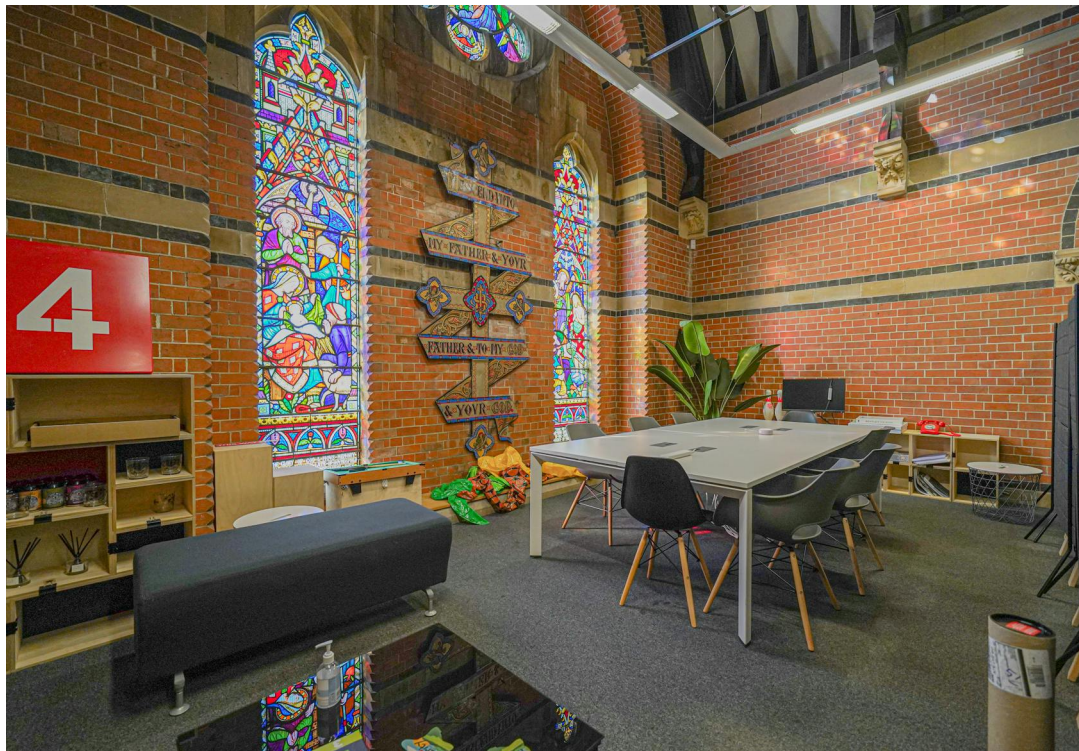
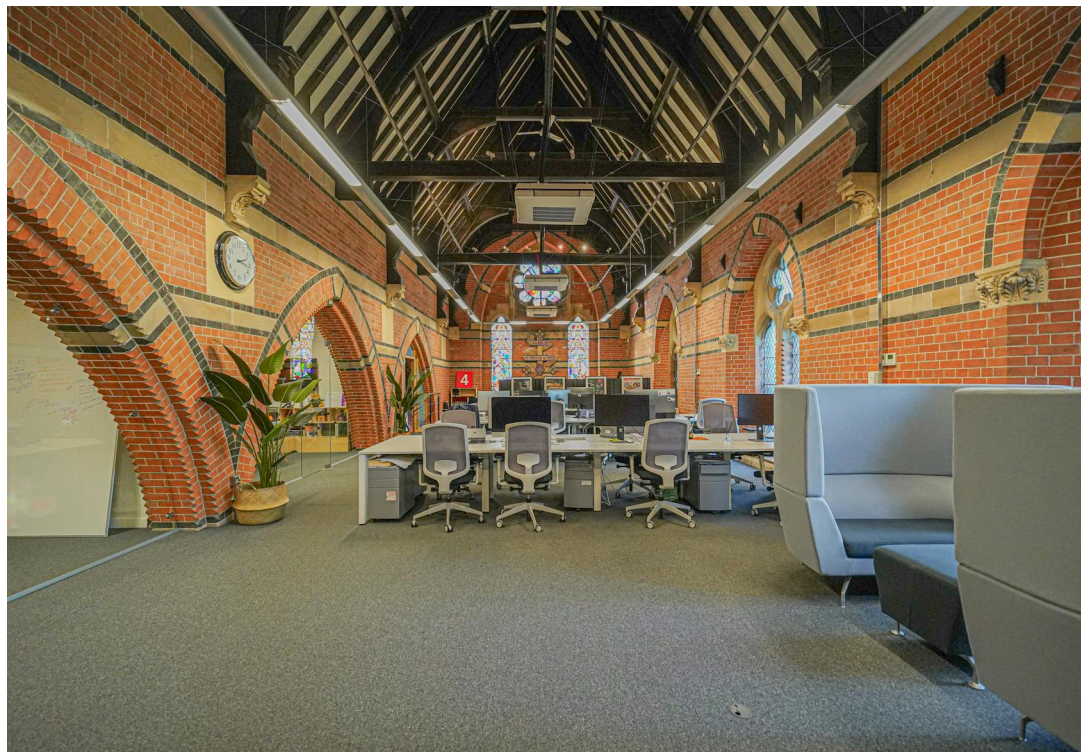
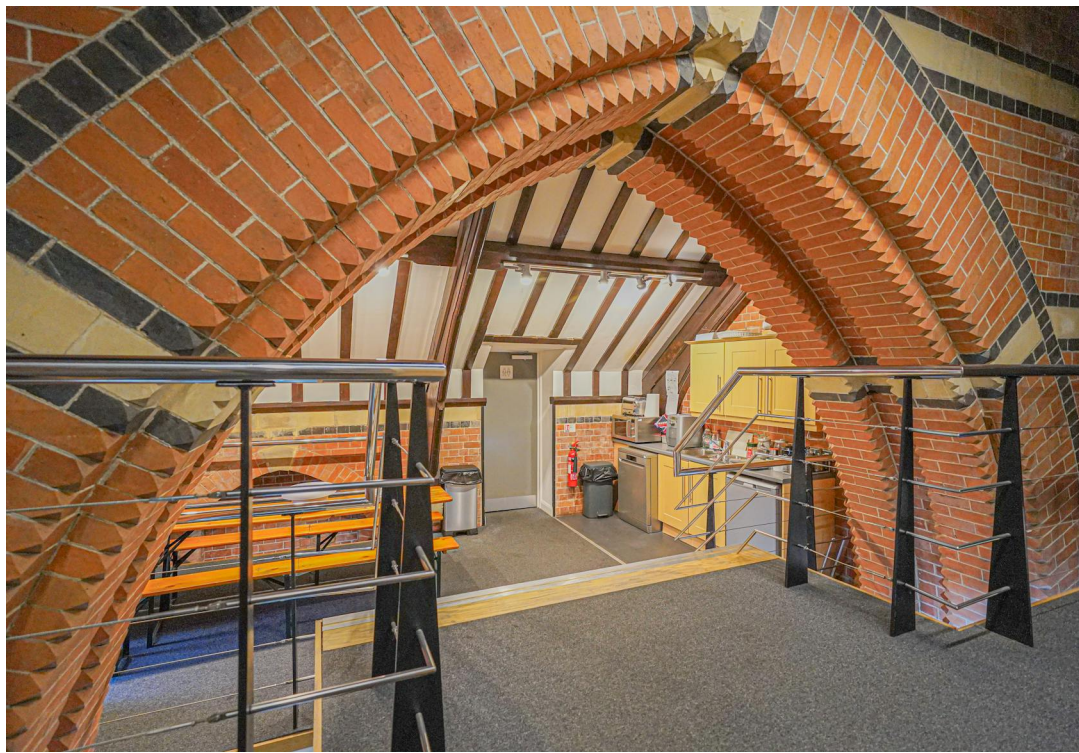
Central location, global reach: A strategic location offers quick train connections:

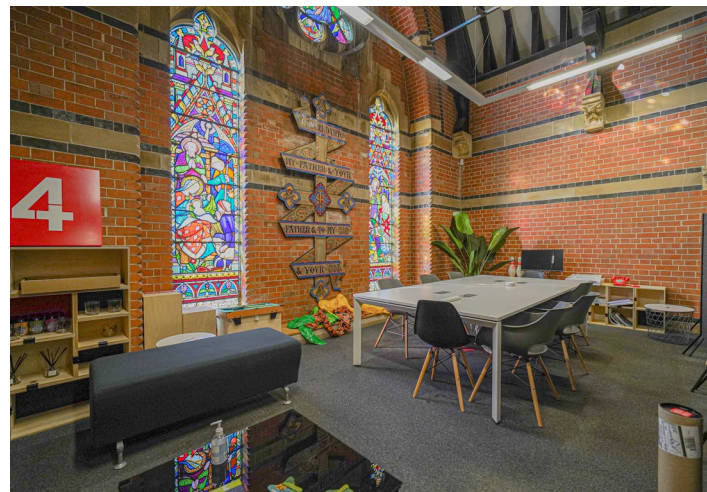
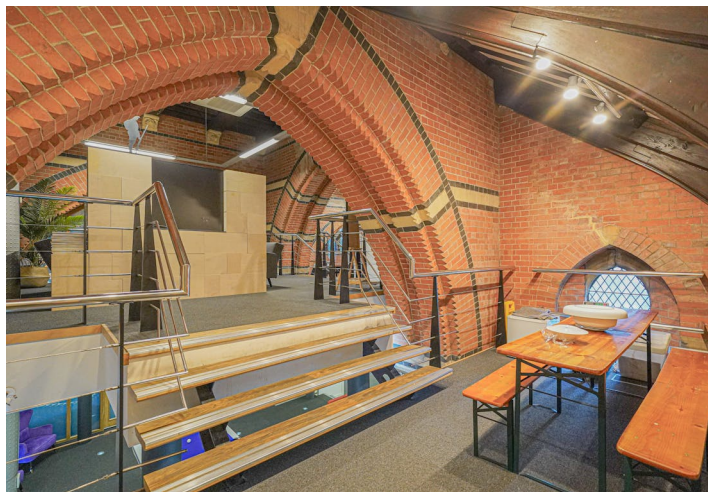
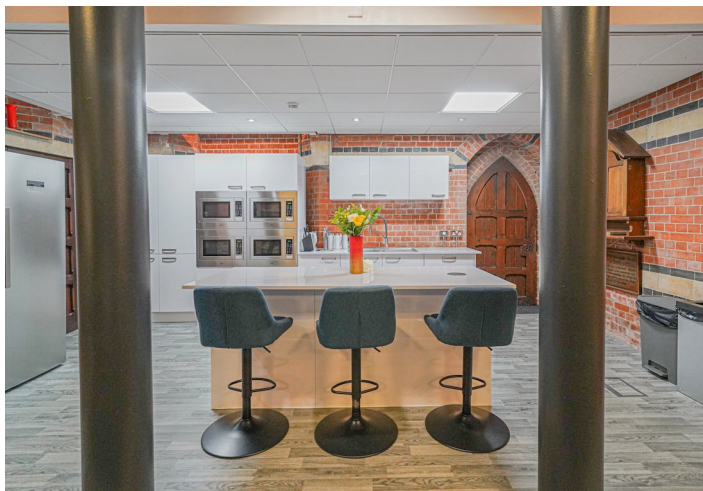
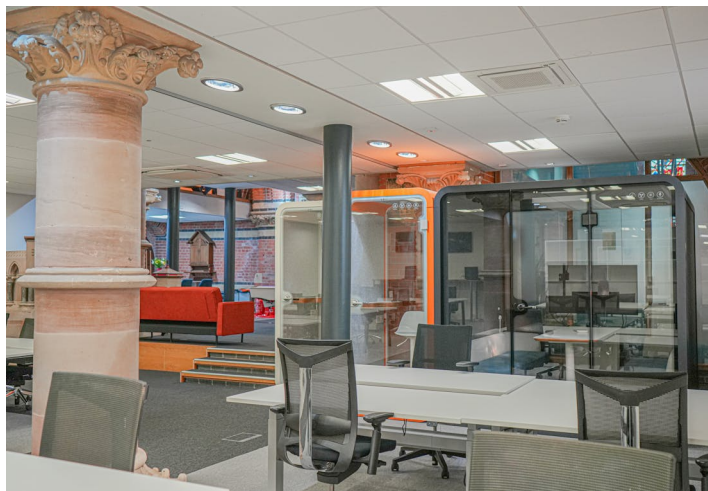
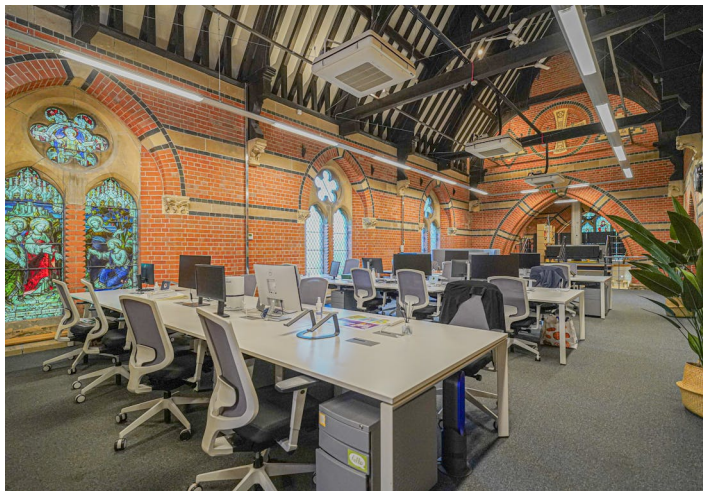
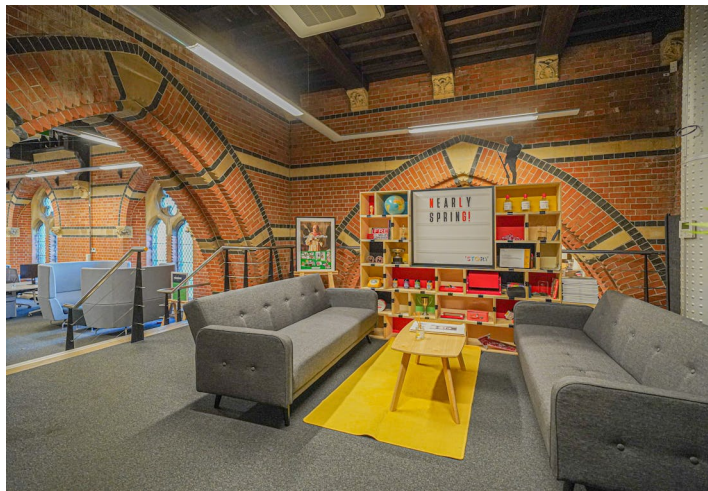
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

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!







SERVICES

We understand that the building benefits from all main services.

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

RATEABLE VALUE

The building is currently split into several hereditaments:

Office One: RV £5,800
Office Two: RV £3,850
Office Three: RV £17,000
Office Five: RV £26,250

SERVICE CHARGE

n/a

VAT

To be confirmed

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.

RENT

£85,000 per annum

PRICE

Offers in excess of £1,000,000

POSSESSION

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

POSSIBLE USE CLASSES

Class D2 - Assembly and Leisure

EPC

EPC exempt - Listed building

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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