

TO LET
MODERN OFFICES

FROM CIRCA 1,700 SQ.FT. (158 SQ.M.)
UP TO 13,154 SQ.FT. (1,222 SQ.M.)

ST PAUL'S PLACE, 40 ST PAUL'S SQUARE
BIRMINGHAM B3 1FQ





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.

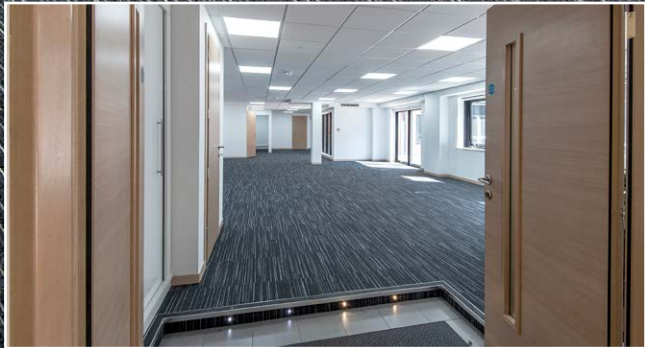
The location is well connected, with easy access to the Midland Metro tram line, Snow Hill train station and the A38M Aston Expressway, leading to Junction 6 of the M6 Motorway.



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ST PAUL'S PLACE IS AT THE HEART OF THE VIBRANT JEWELLERY QUARTER DISTRICT

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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 total floor area of the office accommodation is 23,269 sq.ft. (2,161 sq.m.) over the two floors.

The building further benefits from a concierge and secure on site car parking.

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**ST PAUL'S SQUARE,
IS THE CITY'S LAST
GEORGIAN SQUARE**
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Specification

- Air conditioning
- Raised access floors
- LG7 compliant and LED lighting
- 24 hours access
- Lift access to first floor

Accommodation

First Floor 2,690 sq.ft. 250 sq.m.

Ground Floor 8,028 sq.ft. 746 sq.m.

GROUND FLOOR INDICATIVE SPLIT

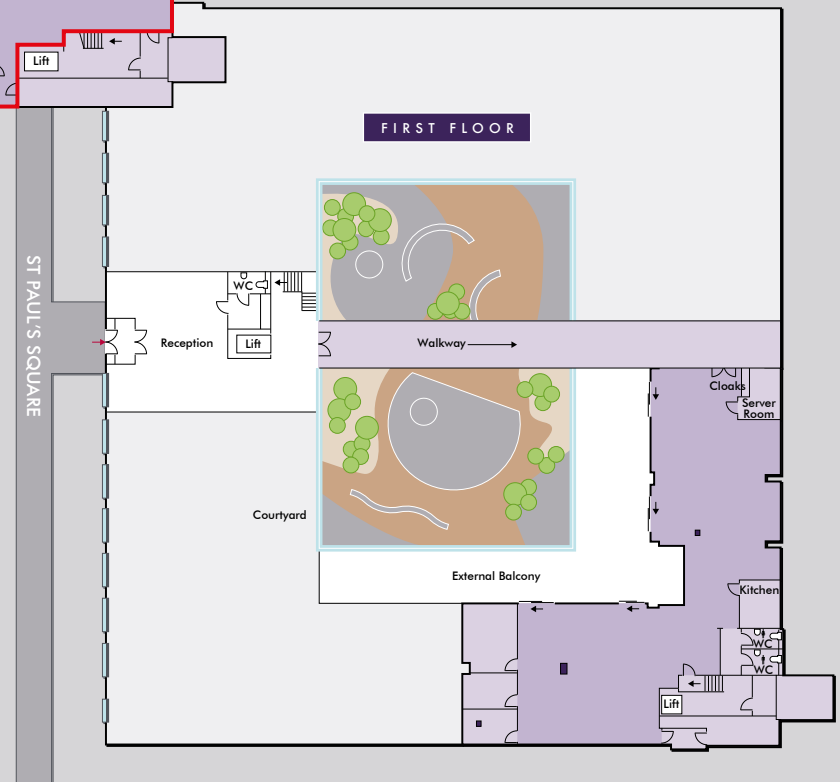
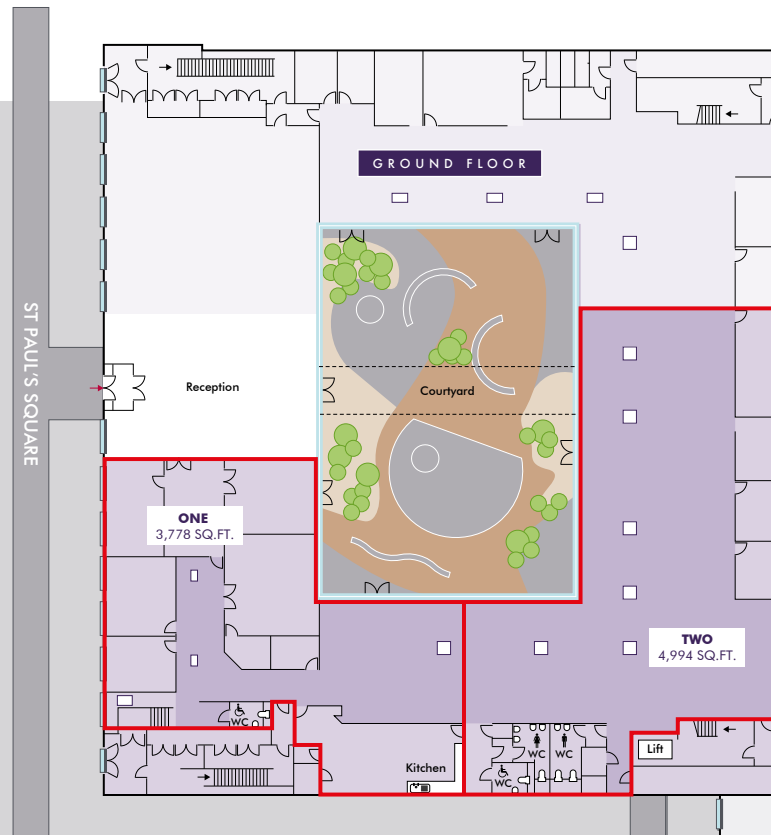
One 3,778 sq.ft. 351 sq.m.

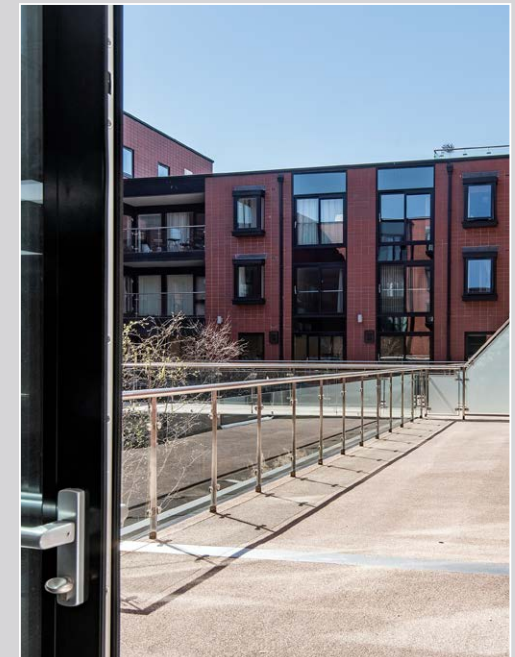
Two 4,994 sq.ft. 464 sq.m.

Floorplan

The ground floor suite currently comprises 8,028 sq.ft. (746 sq.m.) and is available as a whole, but also offers potential for sub-division into two smaller suites of 3,778 sq.ft. (351 sq.m.) and 4,994 sq.ft. (464 sq.m.) to accommodate smaller requirement, subject to tenant demand.

EPC rating D91 – C71.







Viewing

For viewing & further information, please contact either of the joint agents;

Charlotte Fullard

BNP Paribas
0121 237 1234
charlotte.fullard@realestate.bnpparibas
realestate.bnpparibas.co.uk

James Mattin

Bond Wolfe
0121 524 1172
jmattin@bondwolfe.com
bondwolfe.com



MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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Designed by Newmans Limited. 0121 580 8220. REF: 23262 FEBRUARY 2024