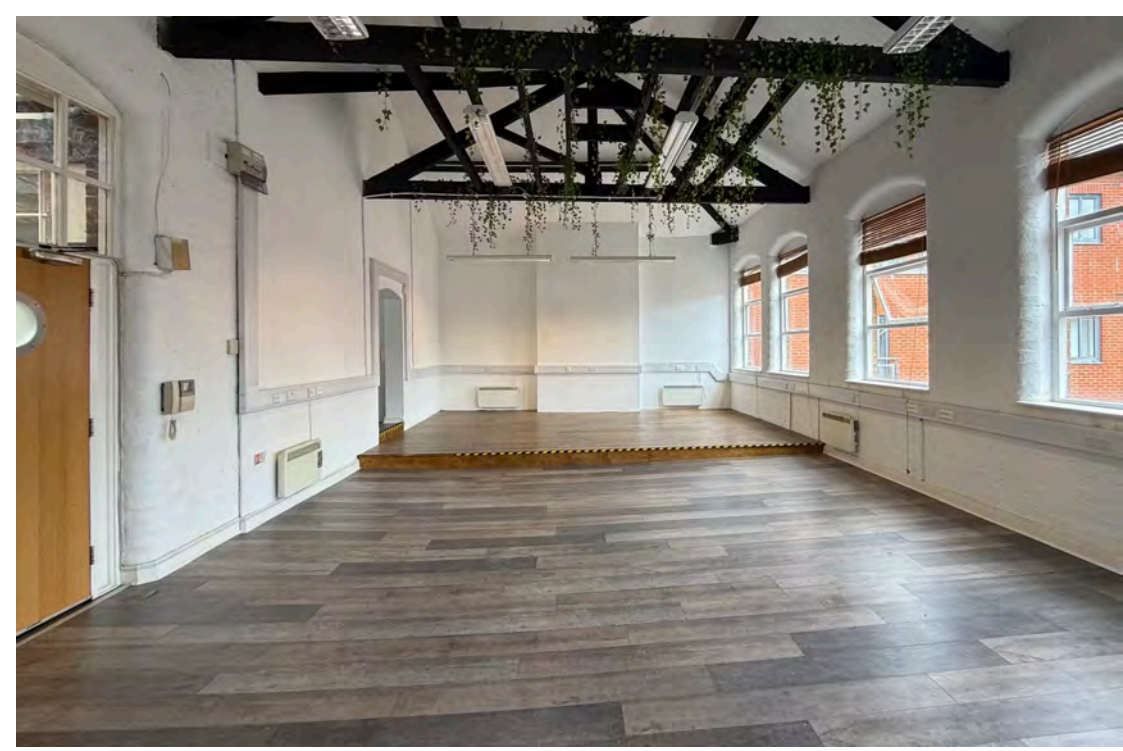




Suite 10 Newhall Place, 16-17 Newhall Hill, JQ, Birmingham, B1 3JH

Office To Let | £9,800 per annum - based on a stepped rent | 1,225 sq ft

SUPERB SELF-CONTAINED FIRST FLOOR OFFICE SPACE, WITH EXCELLENT CITY CENTRE CONNECTIVITY



Description

Suite 10 Newhall Place provides 1,225 sq ft of self-contained first floor office accommodation within an attractive Grade II Listed Victorian building in Birmingham's Jewellery Quarter.

Set within a characterful period building, the suite offers a distinctive working environment for occupiers seeking something different from standard city centre office space. The high ceilings, attractive windows and natural daylight help create a bright and appealing setting, while the building's atrium-style courtyard lobby provides an impressive sense of arrival.

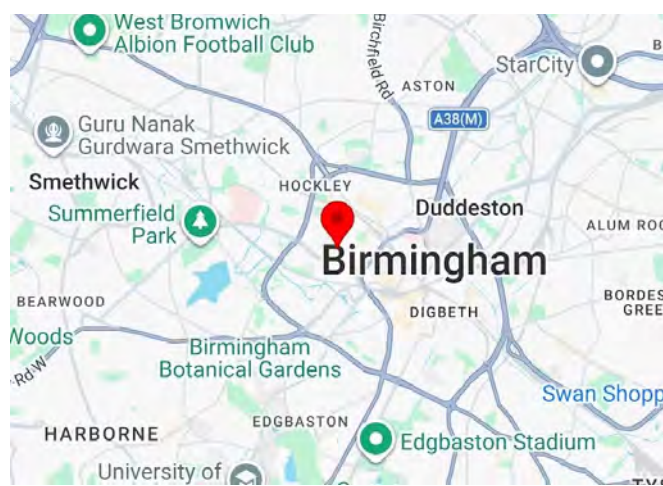
Located on Newhall Hill, the property benefits from the character and amenity of the Jewellery Quarter while remaining within close proximity of Birmingham's central business district.

Newhall Place is well suited to a wide range of occupiers seeking flexible, cost-effective office accommodation close to the city centre, with strong access to nearby transport links and local amenities.

Key Points

- Self-contained first floor suite in Grade II Listed Victorian building
- Characterful high ceilings and windows allowing excellent levels of natural daylight
- Stunning atrium-style courtyard lobby area
- Mixture of open plan space and meeting rooms and additional mezzanine storage area
- Demised kitchenette and WC
- Electric heating and perimeter trunking
- 24 hour access
- Excellent transport links. Jewellery Quarter, Snow Hill and New Street stations all within 10-15 minutes walk





Accommodation

Name	sq ft	Rent	Service charge
Suite - 10	1,225	£9,800 /annum	£3,984 /annum
Total	1,225		

Specifications

The suite provides a practical mix of open plan accommodation and two meeting rooms, together with a demised kitchenette, WC and mezzanine storage area. The accommodation also benefits from electric heating and 24/7 access.

Viewing is highly recommended to fully appreciate the space.

Location

Newhall Place is situated on Newhall Hill in Birmingham's historic Jewellery Quarter, within easy walking distance of the CBD, St Paul's Square, Brindleyplace and the wider city centre.

The area provides an excellent mix of cafés, bars, restaurants, gyms and local amenities, while retaining the character and identity of the Jewellery Quarter.

Jewellery Quarter and Snow Hill stations are within approximately 10–15 minutes' walk, with Birmingham New Street Station and Grand Central around 15–20 minutes on foot, providing strong local, regional and national transport connections.

Viewings

Strictly by prior appointment through the appointed agents.

Terms

The property is available to let on a FRI lease basis. Lease terms to be agreed.

VAT

VAT is applicable on this property.

Legal Costs

Each party will bear their own legal costs.

Anti-Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

Availability

Available Immediately



Summary

- Rent: £9,800 per annum - based on a stepped rent
- Business rates: £5,724 per annum Est. May be eligible for SBR
- Service charge: £3,984 per annum
- Lease: New Lease

Further information

- [View Microsite](#)

Contact & Viewings

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