

TO LET  
MODERN OFFICES

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FROM CIRCA 2,690 SQ.FT. (250 SQ.M.)  
UP TO 17,017 SQ.FT. (1,581 SQ.M.)

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



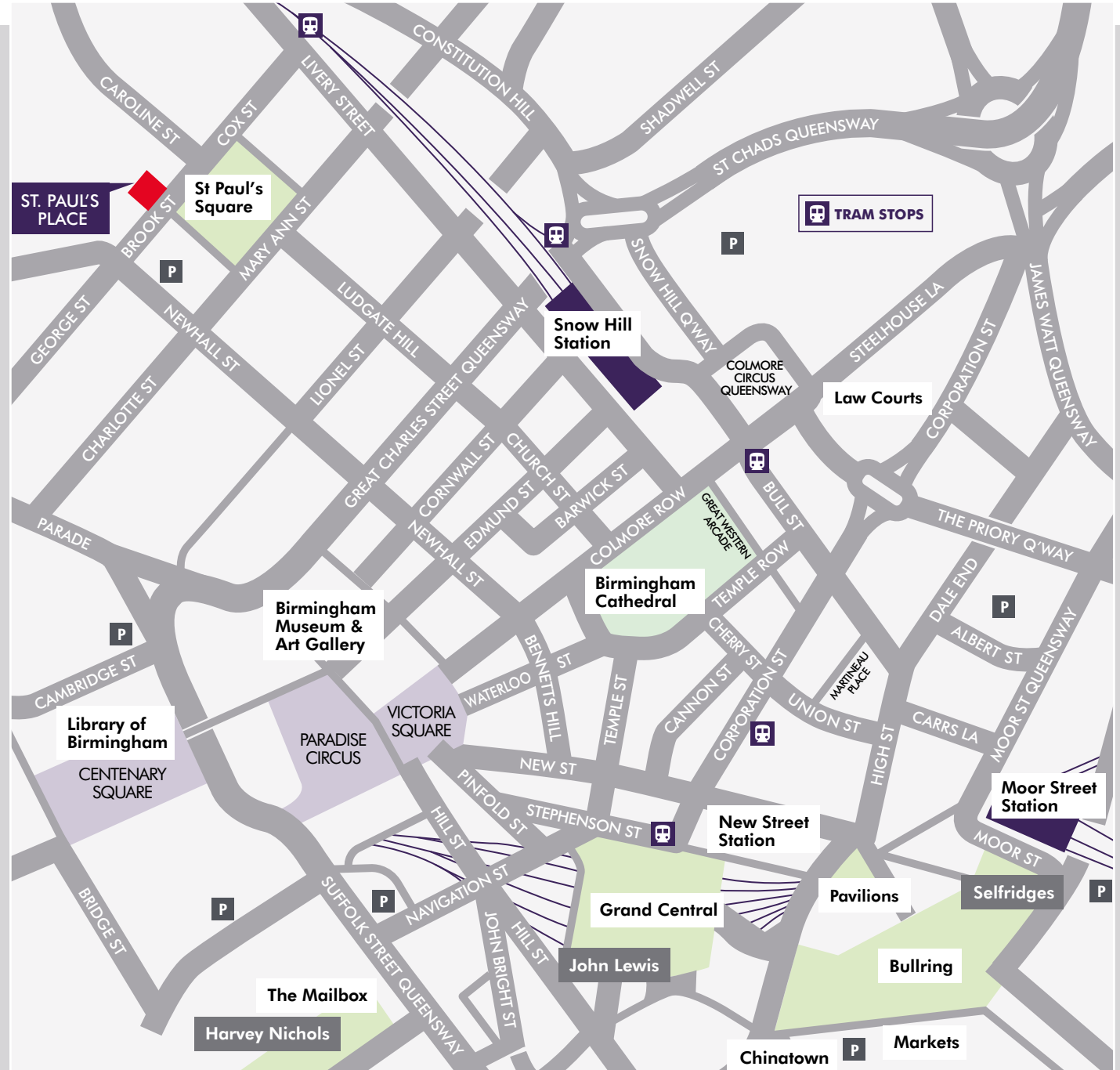


## Location

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.

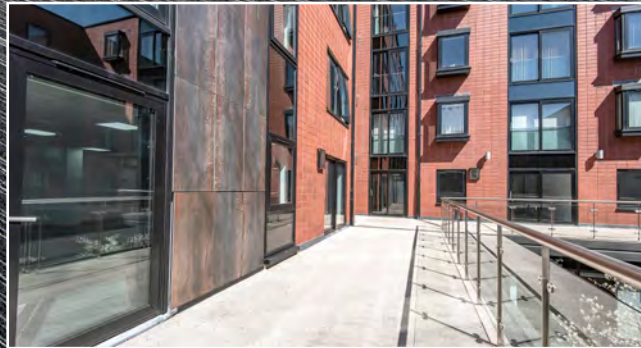
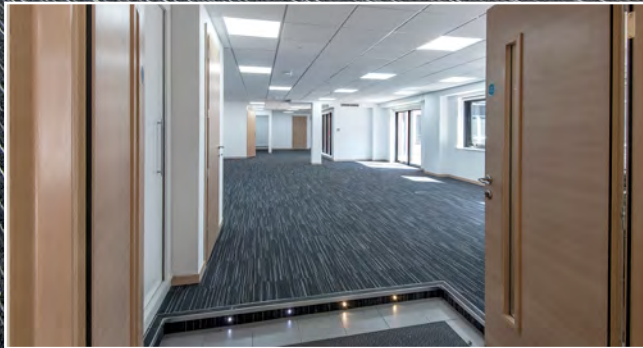
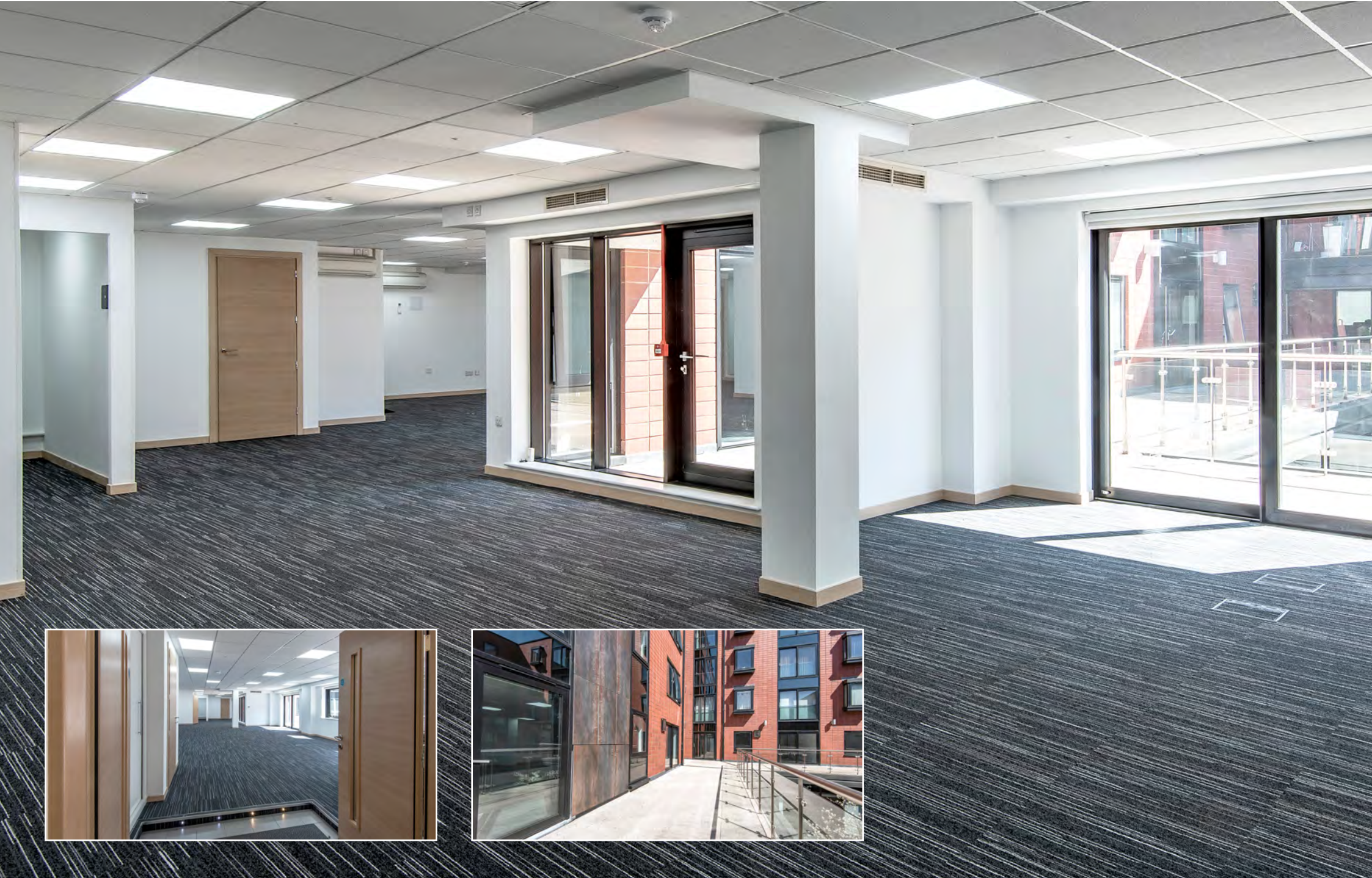
The location is well connected, with easy access to the Midland Metro tram line, Snow Hill train station and the A38M Aston Expressway, leading to Junction 6 of the M6 Motorway.



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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 Suite C	3,314 sq.ft.	308 sq.m.
First Floor Suite D	2,690 sq.ft.	250 sq.m.
Ground Floor Suite A	8,028 sq.ft.	746 sq.m.
Ground Floor Suite B	2,985 sq.ft.	277 sq.m.

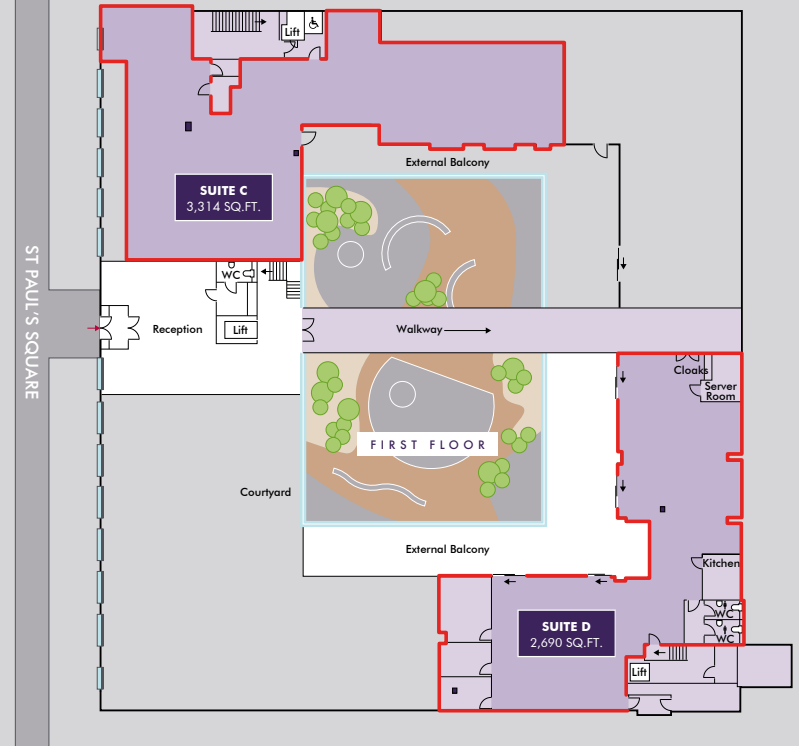
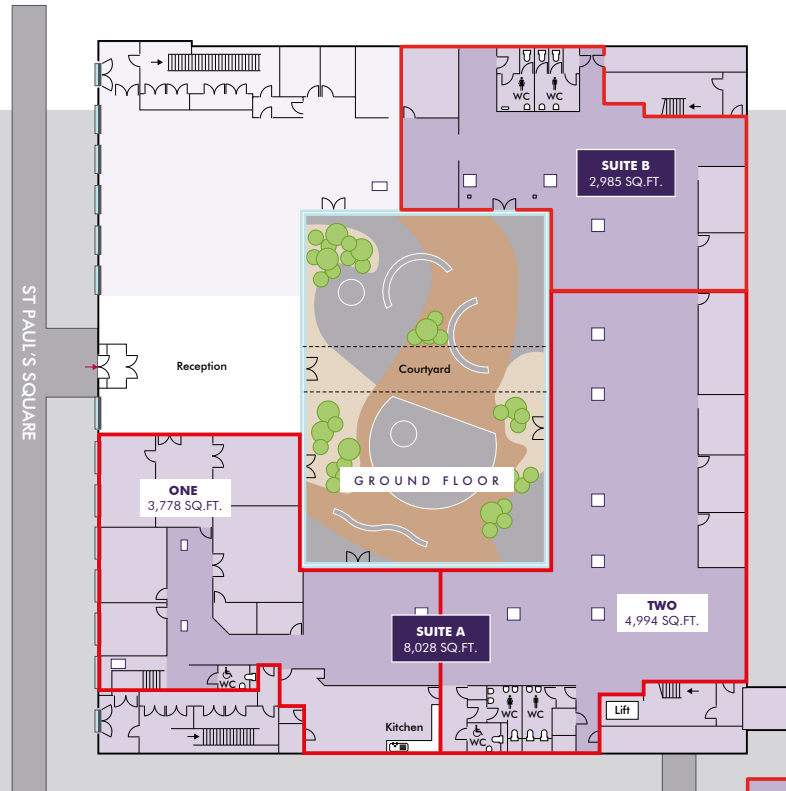
### GROUND FLOOR INDICATIVE SPLIT

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 'C - B' rating







## Viewing

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

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