

# TO LET / MAY SELL



**Prime Jewellery Quarter Office Space**

33 Powell Street, Birmingham, B1 3DH

QUOTING RENT:  
**£75,000 pa**

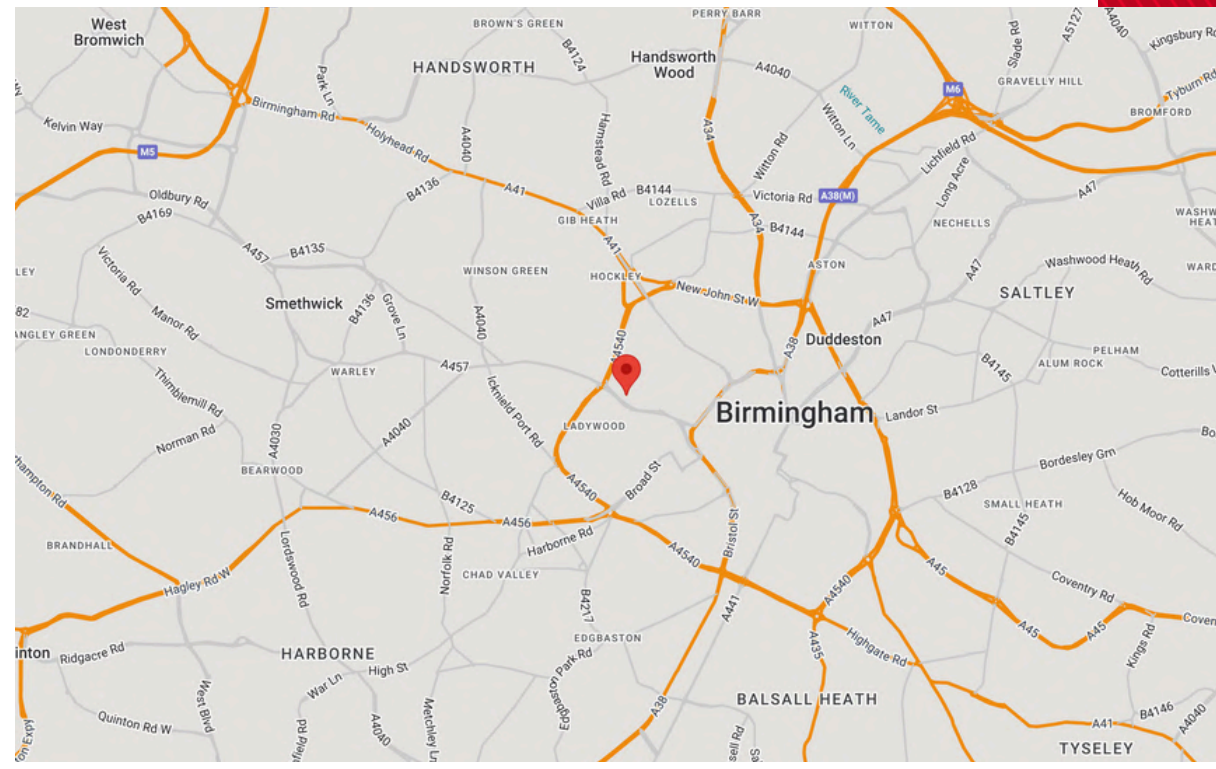
## KEY FEATURES

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- **Prime Jewellery Quarter Location** – Situated on Powell Street, offering excellent access to Birmingham City Centre.
- **High-Quality Refurbishment** – A high specification, blending modern features with the building's original structure.
- **Secure and Convenient Parking**
- **Large glazed walls provide abundant natural light**, complemented by a floating conference area ideal for meetings and events.
- **Spacious and Flexible Layout** – 4,534 sqft across two floors, providing ample space for a variety of business needs.
- **24-Hour Access**

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**QUOTING RENT - £75,000 PER ANNUM**  
**QUOTING PRICE - POA**



## LOCATION

Located on Powell Street in Birmingham's Jewellery Quarter, this property offers a great opportunity for businesses or residents looking for a well-connected location. The area is known for its commercial activity, amenities, and transport links.

With easy access via the A4540 Middle Ring Road, Birmingham City Centre is just one mile away. Colmore Row and Brindley Place are within walking distance, offering a range of restaurants, bars, and leisure options.

The property is also well-served by transport links, including the nearby Jewellery Quarter Train and Metro stations, as well as multiple bus routes, providing convenient access across the city and beyond.

## DESCRIPTION

The property consists of 4,534 sqft across two floors, providing a versatile space ideally suited for a headquarters building. Recently refurbished to a high specification, the building combines modern features with the character of its original steel portal frame, which has been retained and exposed to highlight the structure's architectural appeal.

Key features include:

- - Cat 5 network cabling.
- - LG3 lighting throughout.
- - CCTV and alarm system
- - Onsite Car Park with 3 Electric Car Chargers
- - 24-hour access
- - Roller shutter door

Large glazed walls flood the space with natural light, and a floating conference area offers an impressive setting for meetings and events.

This property presents a unique opportunity for a business looking for a high-quality, secure, and well-connected headquarters in a prime location.



## RATEABLE VALUE

The rates are currently separately assessed on a floor by floor basis

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

## EPC

EPC Rating : B32

## LEGAL COSTS

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

## VAT

We are advised that VAT is not applicable.

## TENURE

Leasehold - £75,000 per annum.  
Freehold - POA

## ANTI MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



# CONTACTS

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