

Suite 413, Jewellery Business Centre | Birmingham | B18 6DA

## FLEXIBLE OFFICE ACCOMMODATION AVAILABLE IMMEDIATELY



**TO LET**

**120.77m<sup>2</sup> (1,300ft<sup>2</sup>)**



- Character office suite within the historic Jewellery Quarter
- Second floor office extending to approximately 1,300 sq ft
- Fully furnished with capacity for up to 20 workstations
- Modern LED lighting to be installed by the landlord
- Excellent natural light via attractive feature arched windows
- Dedicated meeting room and kitchen facilities
- Flexible lease terms available to suit occupier requirements
- Walking distance to Birmingham City Centre and public transport links



## Description

Suite 413 is situated within the established Jewellery Business Centre in the heart of Birmingham's renowned Jewellery Quarter, one of the UK's most vibrant and sought after business districts.

The property benefits from excellent connectivity, being within a short walk of both Jewellery Quarter and Snow Hill railway stations, whilst Birmingham City Centre is readily accessible on foot.

The surrounding area offers an extensive range of independent cafés, restaurants, bars and amenities, creating an attractive environment for businesses seeking a characterful office location.



## Description

The accommodation comprises a self contained office suite located on the second floor of the popular Jewellery Business Centre.

The suite provides a combination of open plan office accommodation together with a private meeting room and dedicated kitchen area. The current fit out includes 20 workstations, pedestal storage units and office seating, offering an occupier the opportunity to move in with minimal initial capital expenditure.

A standout feature of the suite is the abundance of natural light provided by a series of attractive arched windows, complemented by rooflights over the main office area, creating a bright and productive working environment. The landlord is also to install modern LED lighting throughout the suite, further enhancing the specification.

The accommodation is considered ideal for professional services businesses, creative occupiers, consultancies or growing SMEs seeking flexible office accommodation within Birmingham's thriving Jewellery Quarter.

## Floor Areas

Description	M <sup>2</sup>	Ft <sup>2</sup>
Suite 413	12.77	1,300

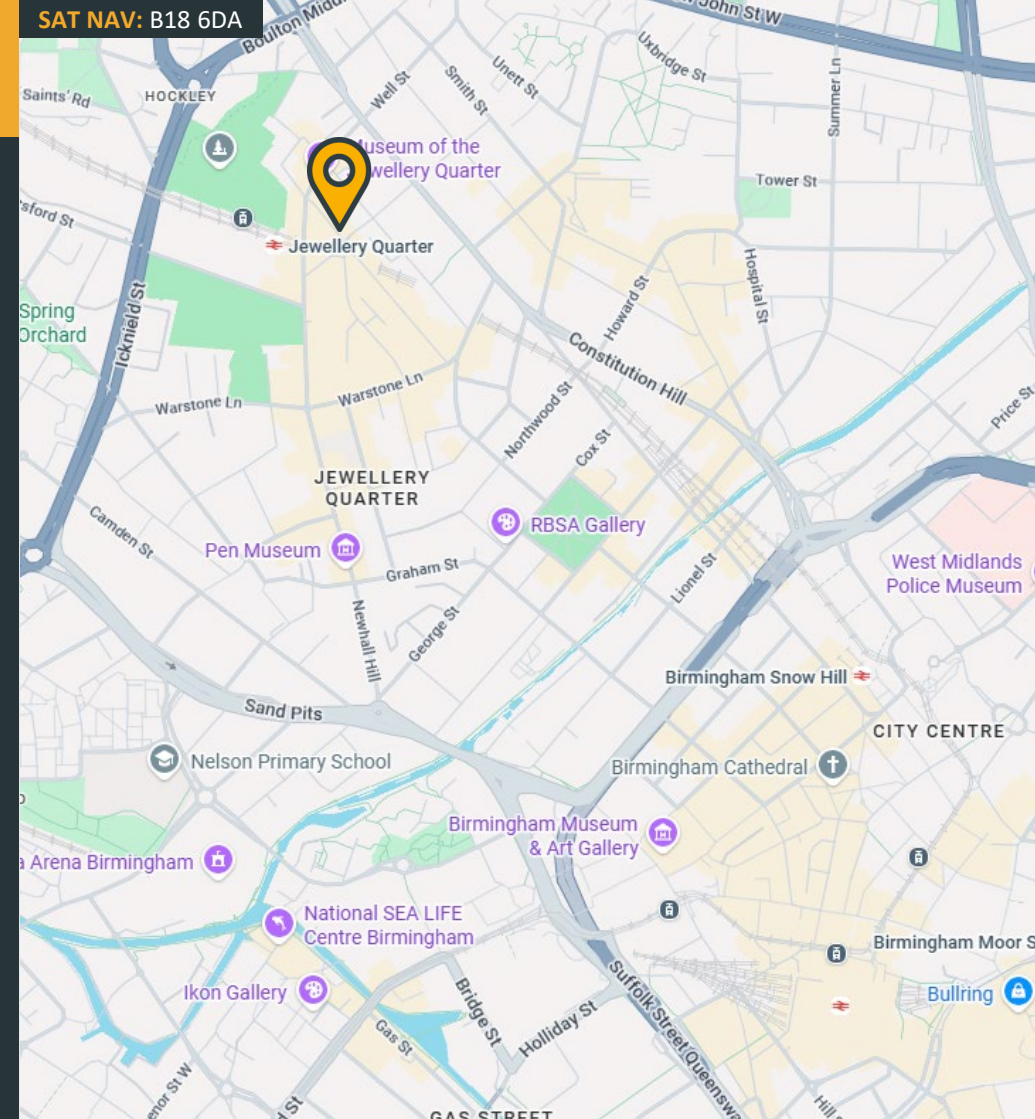
(This information is given for guidance purposes only)

## Business Rates

From enquiries of the Valuation Office website we understand:

**Rateable Value from April 2026: £25,500**

(This information is given for guidance purposes only and prospective tenants are advised to contact Birmingham City Council)



## Rent

The property is available by way of a new lease on flexible terms to be agreed and we are quoting a rent of:

**£27,300 per annum**  
**(Twenty seven thousand three hundred pounds)**  
**(£21 per sq ft)**

## VAT

VAT is applicable to the rent due at the standard rate.

## EPC

The EPC for the property is available from the agent.

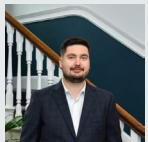
## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

### Caine Gilchrist

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Please click [here](#) to read our "Property Misdescriptions Act". E&OE.