

D2 (ASSEMBLY AND LEISURE), OFFICE | TO LET / FOR SALE



114 POPE STREET, BIRMINGHAM, B1 3AG

3,163 SQ FT (293.85 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Suitable for Alternative Uses - Converted Industrial Warehouse Offering Modern Studio And Office Space In Birmingham's Jewellery Quarter

- Converted Industrial Warehouse
 - Modern Studio/Office/Workshop Space
 - Self Contained Premises
 - Jewellery Quarter Location
 - Open Plan Layout
 - Additional Meeting Rooms
 - Excellent Transport Links
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DESCRIPTION

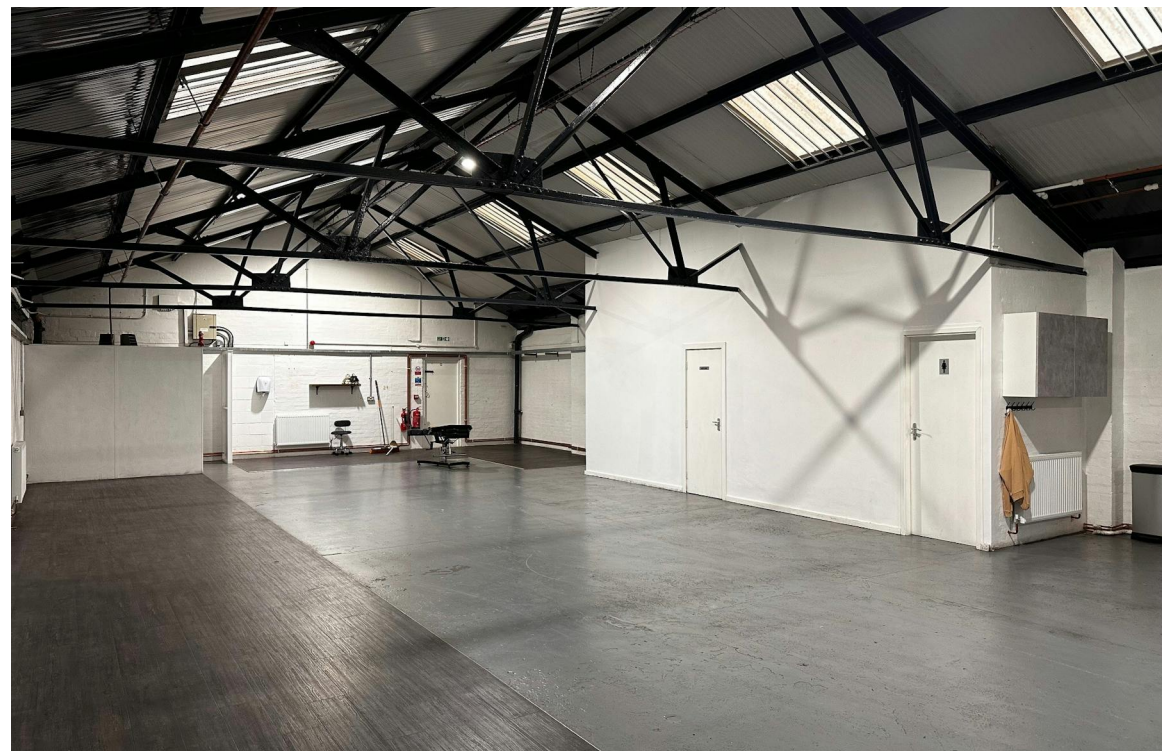
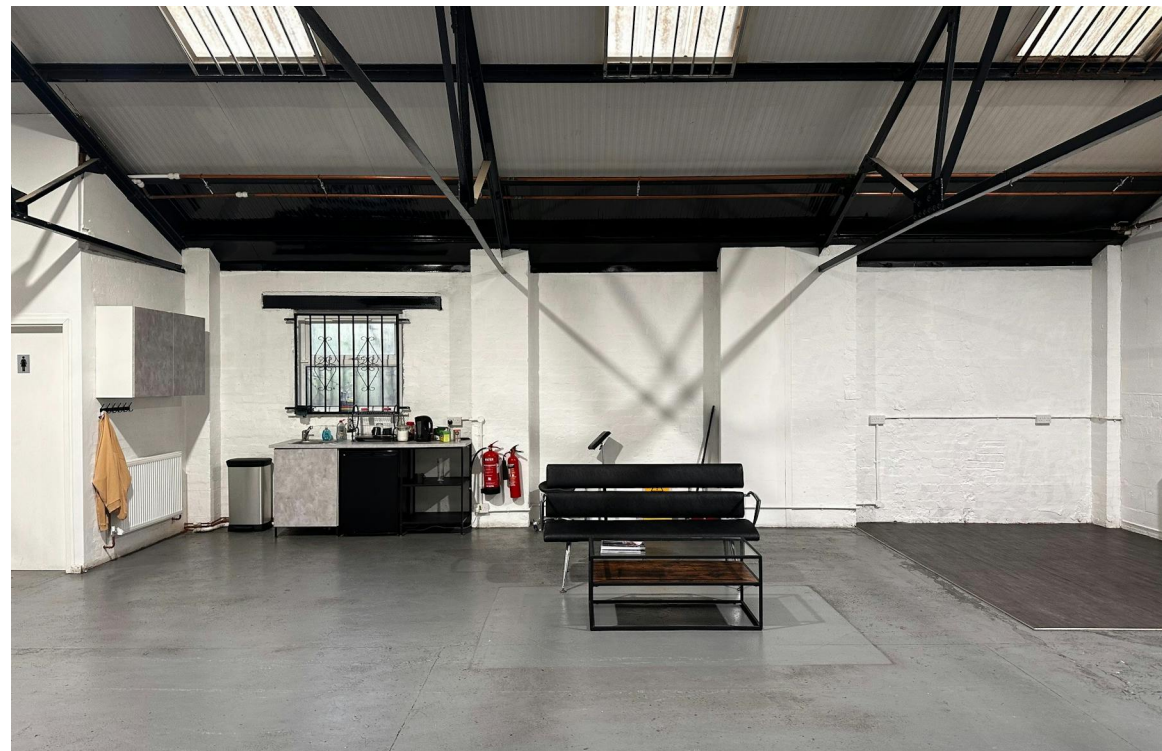
The property comprises a former warehouse that has been converted to provide modern studio and office accommodation, but could equally be utilised for its original workshop/warehouse use.

The ground floor provides a large open-plan studio space with integral toilets and a kitchenette, along with two additional studios/offices to the front elevation.

At first floor level, offices are accessed via a central staircase and arranged as open-plan accommodation on either side. The space benefits from wood flooring, LED lighting, and central heating.

The property retains a number of its original industrial features, including an exposed steel truss roof, exposed brickwork, and an insulated roof.

A recent refurbishment has enhanced the premises with redecoration throughout, upgraded LED lighting, gas-fired heating, and both fire and intruder alarm systems.

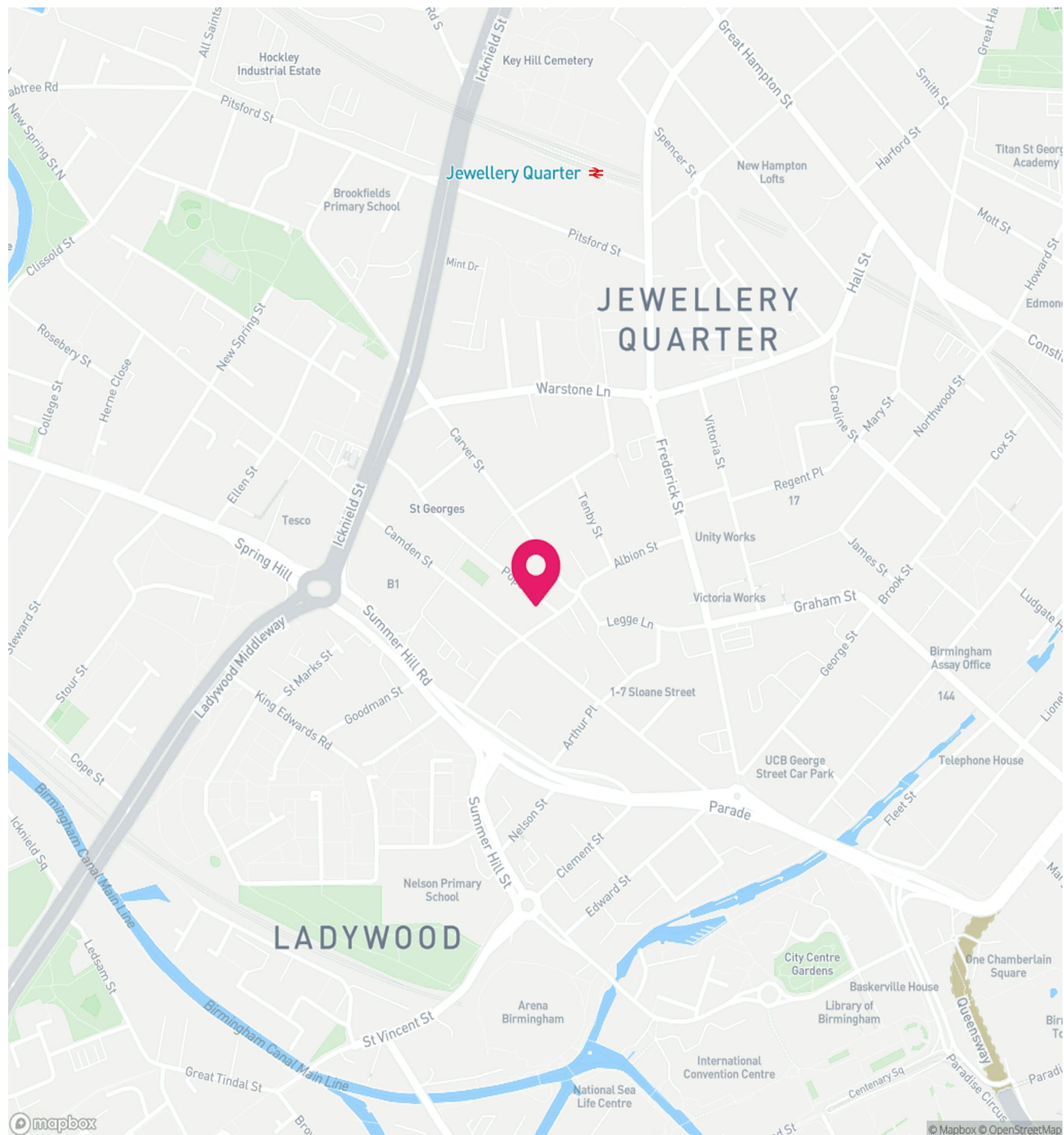


LOCATION

The property is located on Pope Street, near its junction with Albion Street, in the heart of Birmingham's historic and vibrant Jewellery Quarter.

Positioned just 100 metres from the landmark Clock Tower, the premises benefit from close proximity to the Jewellery Quarter's retail core and are within easy walking distance of both the train and metro stations.

The location also provides excellent road links, with the inner ring road at Icknield Street nearby. Birmingham City Centre lies approximately one mile away, while the popular St Paul's Square is less than half a mile from the property.



THE JEWELLERY QUARTER

The Jewellery Quarter is one of Birmingham's city centre business hotspots.

The Jewellery Quarter is easily accessible with excellent transport links, including Birmingham Snow Hill Station.

Alternatively, you can reach the Jewellery Quarter from Birmingham City Centre via tram by getting off at the St Paul's stop.

Places to Eat in the Jewellery Quarter

This area is a lively hub with a wide selection of bars, restaurants, cafes, and shops to explore. Popular spots include:

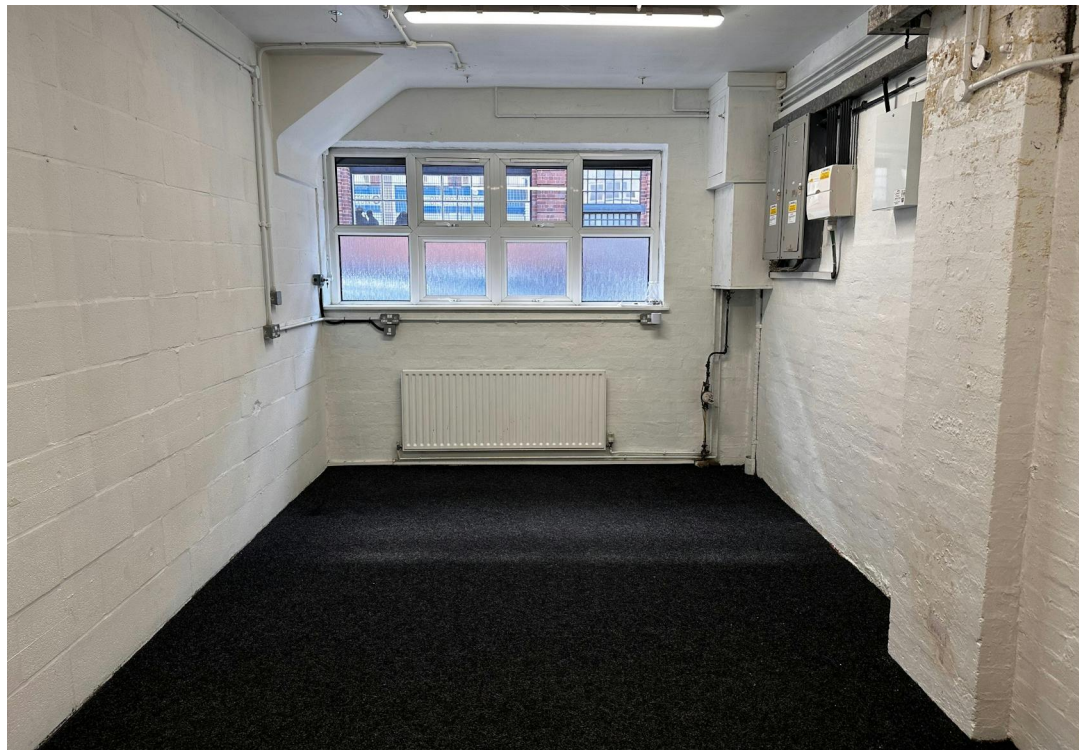
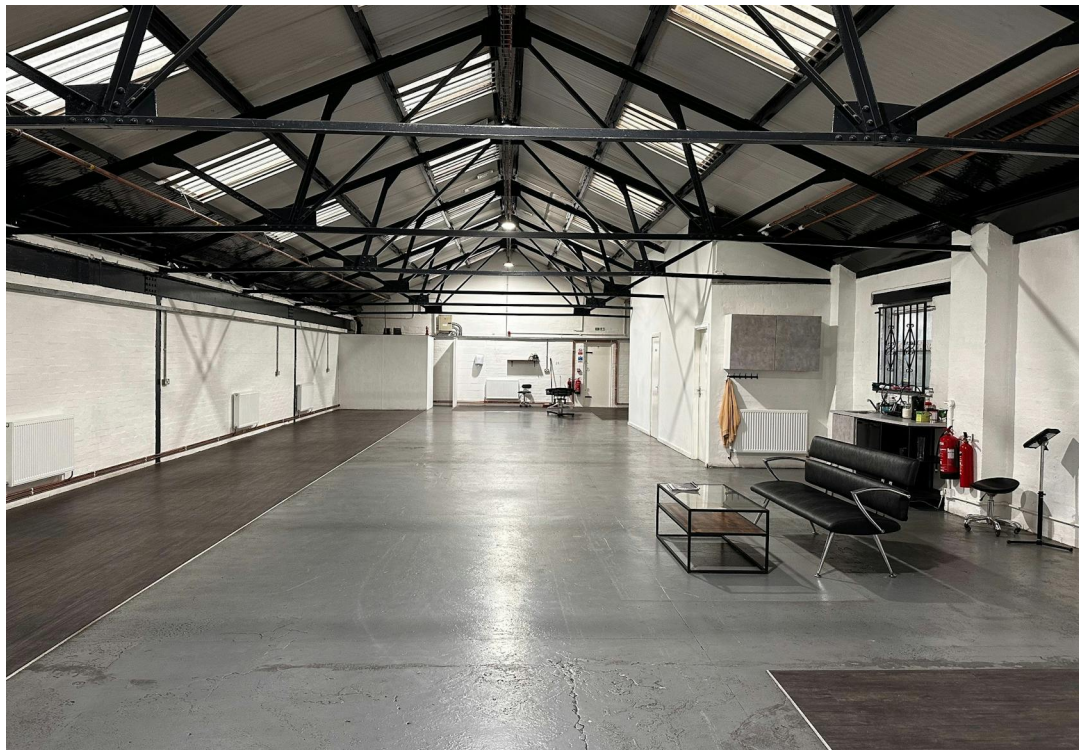
- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

For a more affordable option, consider picking up a meal from the local Tesco and enjoying it in the park surrounding St Paul's Church. It's a perfect spot to relax and get some fresh air during your workday.

Staying Active

If you want to stay active, there are also several gyms in the area, such as SPM Fitness, Temple Gym, and Henrietta Street Gym.





PLANNING USE

We understand the property has planning consent under use class B2.

However, all interest parties are advised to make their own enquiries with the local planning department.

RATEABLE VALUE

£14,250

VAT

All prices quoted are exclusive of VAT, which we understand is payable.

LEGAL COSTS

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

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

RENTAL TERMS

The property is available on a new lease, with length to be agreed, at a passing rental of:

£25,000 per annum (exclusive) for Year 1
£28,000 per annum (exclusive) for Year 2
£30,000 per annum (exclusive) for Year 3

RENT

£25,000 per annum

PRICE

Offers in the region of £525,000

EPC

C (73)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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