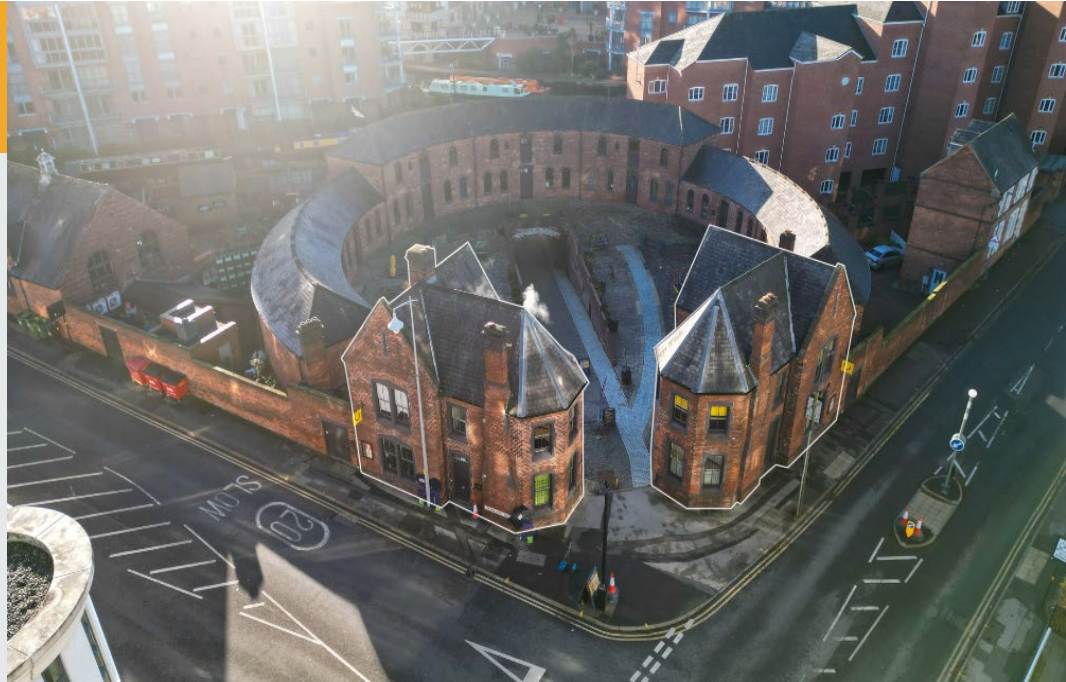


## Historic building with modern offices

94.8m<sup>2</sup> - 208.2m<sup>2</sup>  
(1,021ft<sup>2</sup> - 2,242ft<sup>2</sup>)

- Multiple office suites available for immediate occupation
- High quality modern refurbished office accommodation
- Self contained gatehouse suite arranged over ground and first floors
- LED lighting throughout
- Contemporary fitted kitchen and WC facilities
- Attractive canal side setting close to bars, cafés and restaurants
- Prime central Birmingham location



**TO LET**



Location



Gallery



Contact





Location



Gallery



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## Location

Roundhouse Birmingham occupies a prominent Canalside position on Sheepcote Street, just off Broad Street on the edge of Birmingham's core city centre. The Grade II listed former municipal depot and stables wraps around a cobbled central courtyard, overlooking the Worcester and Birmingham Canal and sitting between Brindleyplace, Arena Birmingham and the Mailbox, with the city's main office core a short walk away.

The location offers excellent connectivity. Five Ways and Birmingham New Street stations are both within walking distance, providing regular services across the Midlands and to London. Broad Street, St Vincent Street and the A456 give quick road access to the A38, Aston Expressway and wider motorway network.

Roundhouse is well served by local amenities, with an on site independent Italian restaurant, a wide choice of bars, cafes and retail at Brindleyplace and along Broad Street, and extensive leisure facilities at nearby Utilita Arena Birmingham and the ICC.

The Canalside setting provides attractive walking and cycling routes and an appealing working environment that combines historic character with immediate access to the heart of the city.





Location



Gallery



Contact



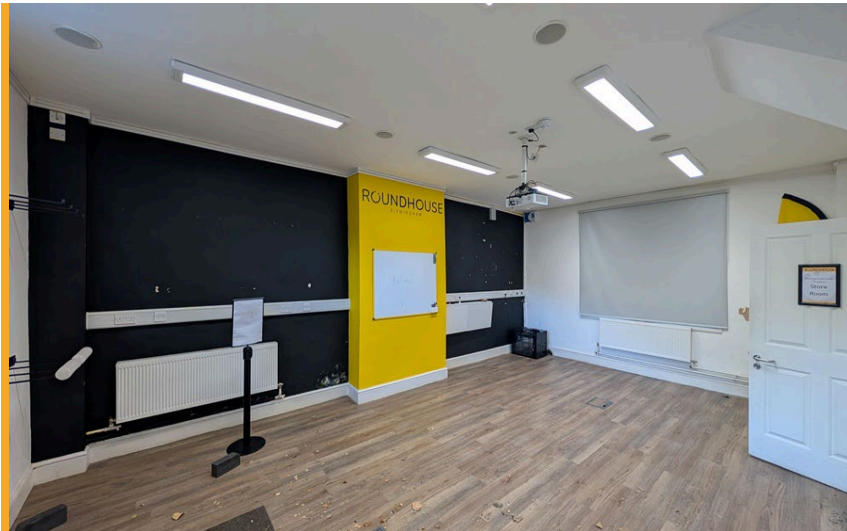
## Description

East and West Side Gate comprise a two storey office building providing ground and first floor accommodation.

The ground floor includes a kitchenette, WC's and a large open plan office with an overhead projector and a dedicated server room benefiting from trunked cabling and raised flooring.

The first floor provides predominantly open plan office space with LED lighting on sensors, together with radiator heating throughout, raised flooring, a small storage room and a front meeting room or private office.

East Gatehouse will be available from April 2026, with West Gatehouse available immediately.





Location



Gallery



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## Floor Areas & Rent

Description	Ft <sup>2</sup>	Rent
GF East Gate House	486	
FF East Gate House	535	
<b>Total</b>	<b>1,021</b>	<b>£16,336 per annum</b>
GF West Gate House	586	
FF West Gate House	535	
<b>Total</b>	<b>1,121</b>	<b>£17,936 per annum</b>

(This information is given for guidance purposes only)

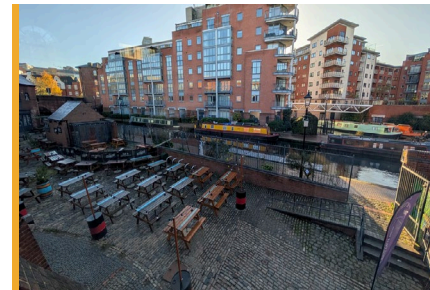
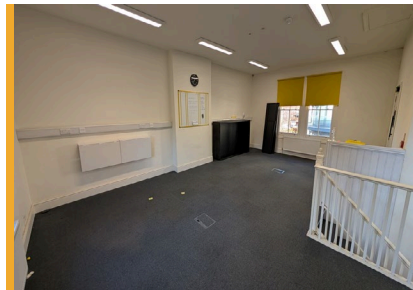
## Service Charge

The property is subject to a service charge to cover the maintenance of the common parts of the building as follows:

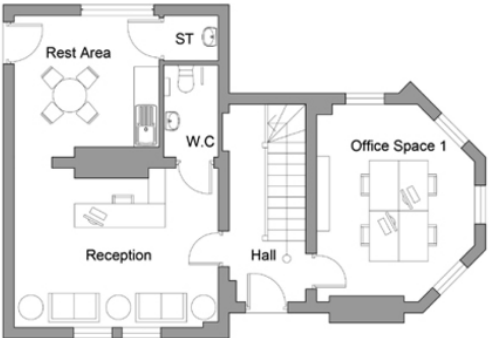
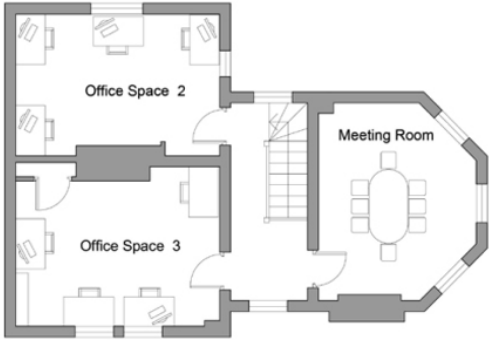
Description	Service Charge
West Gate House	£12,286 per annum (2025 budget)
East Gate House	£11,903 per annum (2025 budget)

## EPC

The property has an EPC Rating of E.



## Plans





Location



Gallery



Contact



## Business Rates

From enquires of the VOA we understand the following:

**West Gate House from April 2026: £9,300**

**East Gate House from April 2026: £9,600**

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Birmingham City Council)

## VAT

VAT is applicable to the rent and service charge due.

## Further Information

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

**Caine Gilchrist**

07538 606880

[caine.gilchrist@fhp.co.uk](mailto:caine.gilchrist@fhp.co.uk)

**Doug Tweedie**

07887 787892

[doug@fhp.co.uk](mailto:doug@fhp.co.uk)



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Birmingham, B3 3BD

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09/12/2025

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