
ENJOY THE BEST OF BOTH WORLDS

- 1,700 sq ft
- High quality offices
- Great location
- On-site parking

 **NEWHALL
COURT**
BIRMINGHAM
www.newhallcourt.com

UNIQUE CHARACTER SPACE

Newhall Court is a unique office building on the edge of Birmingham's Jewellery Quarter and city core – close to St Paul's Square and 10 minutes' walk from Colmore Business District.

Set in an area known, in the early 19th century, for its brass and copper making, this part of the Jewellery Quarter has now become home to a thriving community of creative and professional service companies, and a sought after residential area for working professionals.

The Quarter's character building – perfect for office occupiers

Newhall Court offers modern specification office space in a historic building with tall ceilings, which offer a refreshingly light and airy working environment for a city office location.

With convenient access to the ring road and excellent on-site car parking, the offices are well situated for both staff and visitors alike.

The Jewellery Quarter has seen an influx of investment into the area's amenities, as well as from University College Birmingham, which has launched the next phase of its £100 million investment in student facilities with a £38 million higher education centre in the area adjacent to Newhall Court.





A FEW STEPS... FROM THE ACTION

Newhall Court is located prominently on George Street, right by the leafy, tranquil oasis that is St Paul's Square in Birmingham's Jewellery Quarter, but also close to the bustling city core.

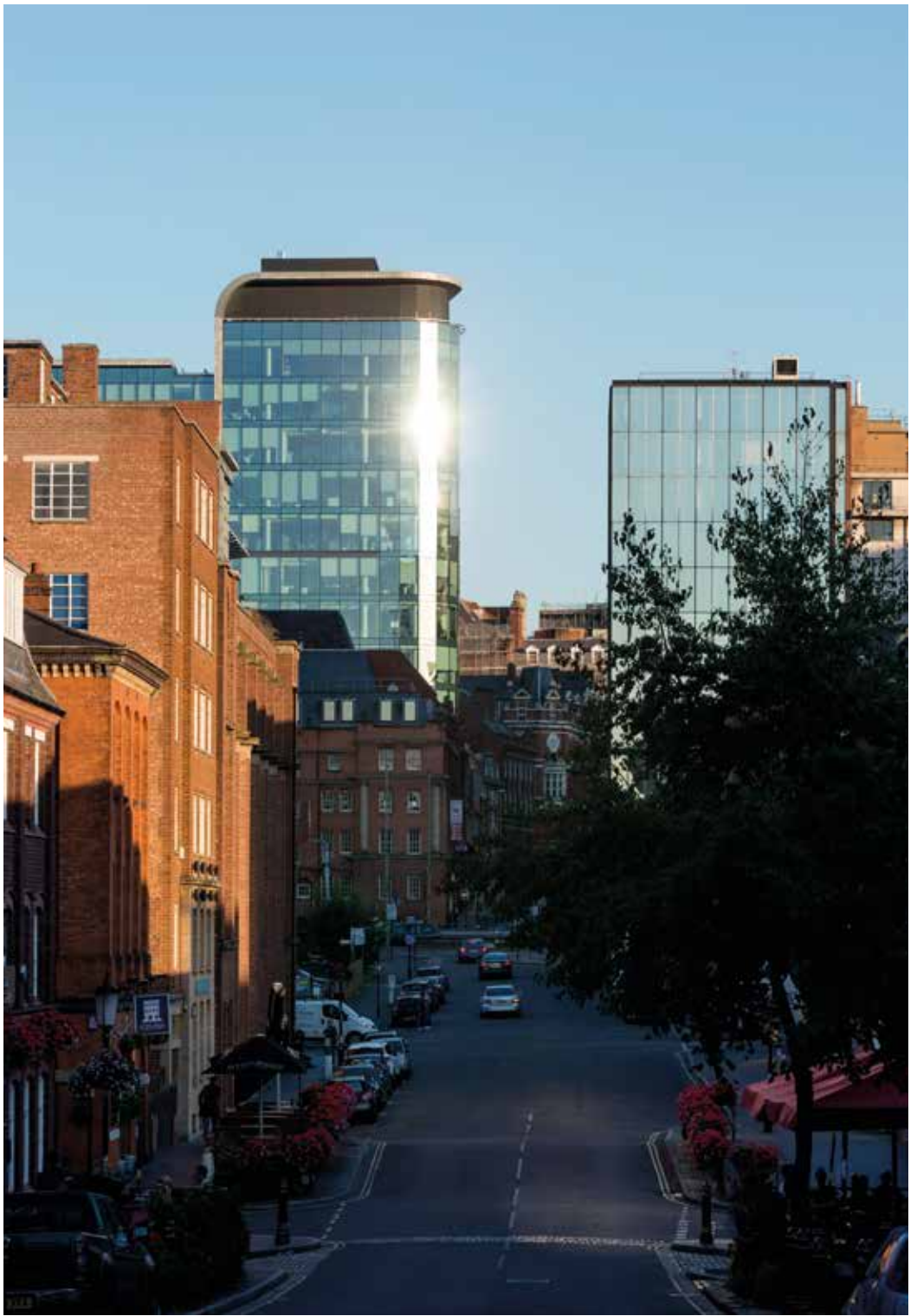
George Street links off Newhall Street, which provides access to the A38 Queensway, the A38M and subsequently the M6.

Newhall Court is well serviced by public transport, as both Snow Hill and the Jewellery Quarter railway stations are within 10 minutes' walk – with New Street station, and bus and Metro links just a few minutes further on.

The Jewellery Quarter has a vibrant business community, home to around 1,500 businesses, with many from the creative and professional sectors. This successful urban village now has over 6,000 residents living in apartments and townhouses.

In addition to the multitude of amenities within Birmingham's central core, the Jewellery Quarter also provides:

- Post office and numerous high street banks within 10 minutes' walk
- Multiple supermarket chain express stores within 5 minutes' walk
- Over thirty restaurants, bars and cafés to meet every taste and budget
- Newhall Square Staycity Aparthotels and Birmingham Central Newhall Street Travelodge within 5 minutes' walk





BRIGHT, LIGHT AND AIRY

With its tall ceilings and plenty of natural light, Newhall Court's first floor escapes the idea of the claustrophobic city office.

The 1,700 sq ft of office space available provides a healthy working environment, that gives staff room to breathe – free from the din of the city core.

The office suite is self-contained and accessed via a private ground floor front door leading to lobby and stairs. The space has been comprehensively refurbished to provide:

- Large reception area
- Glazed boardroom with feature lighting
- Large private office
- Two large open plan office areas
- Small office/storage or comms room
- Kitchen facilities
- Male and female WCs

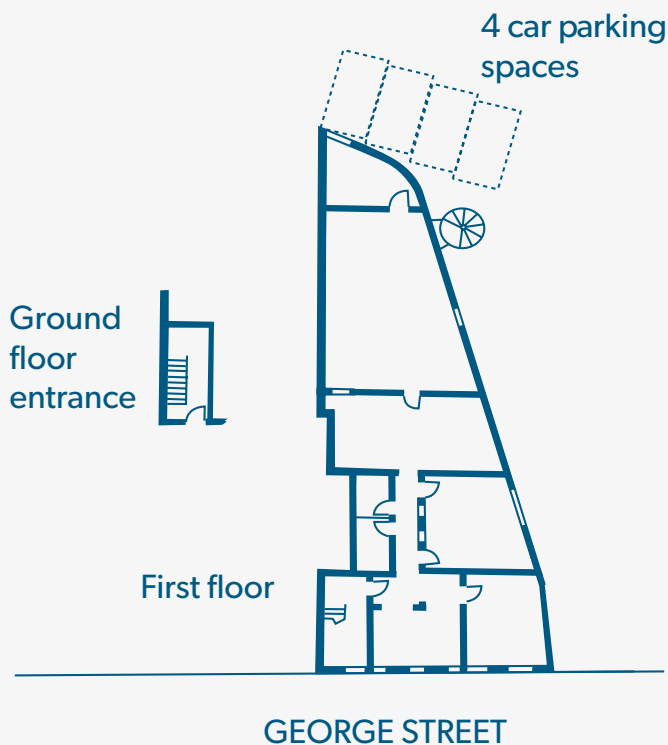
Specification includes:

- Electric heating
- CAT II lighting
- Dedicated fibre broadband
- Perimeter trunking for voice and data cabling
- Feature beams
- New carpeting and decorated throughout
- Storage cupboards
- Own front door
- Intercom entry system
- Intruder alarm
- Direct access to car park via door at rear
- 24-hour access, 7 days a week





FLEXIBLE SPACE, FLEXIBLE LEASE



Car parking

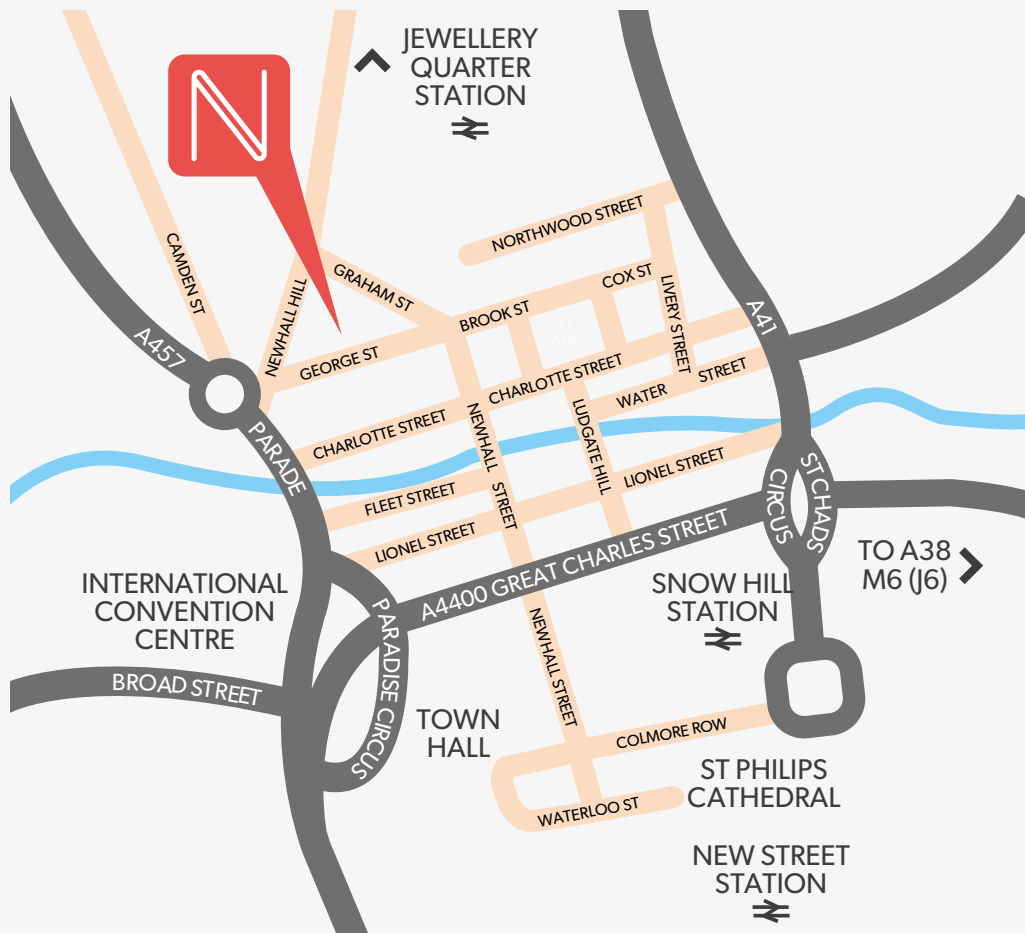
4 dedicated parking spaces in secure, well-lit courtyard at rear, with additional car parking available.

Tenure

The offices are available on a full repairing and insuring lease for a term of years to be agreed.







Postcode for Satnav: B3 1QA



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