



# JEWELLERY QUARTER REFURBISHMENT PROJECT

Birmingham City Council offers a rare opportunity in the form of a Victorian workshop in the heart of the Jewellery Quarter with huge potential for refurbishment:

- **Flexible space that can be tailored to business needs**
- **Full of character with plenty of natural light**
- **Up to 25 year leases and generous incentives available**
- **Less than 2 minutes walking distance to the Jewellery Quarter tram and train station**



# 35 Hylton Street (Ground Floor, First Floor and Second Floor)

This comprises three floors of Victorian workshop/office space – each connected by staircases running through the middle of the building

The building is in the heart of the JQ heritage district on Hylton Court

**Size: 2,445 sq ft**

**Asking rent: Offers invited**

**Service charge: POA (Price on application)**

**Incentives available**

