

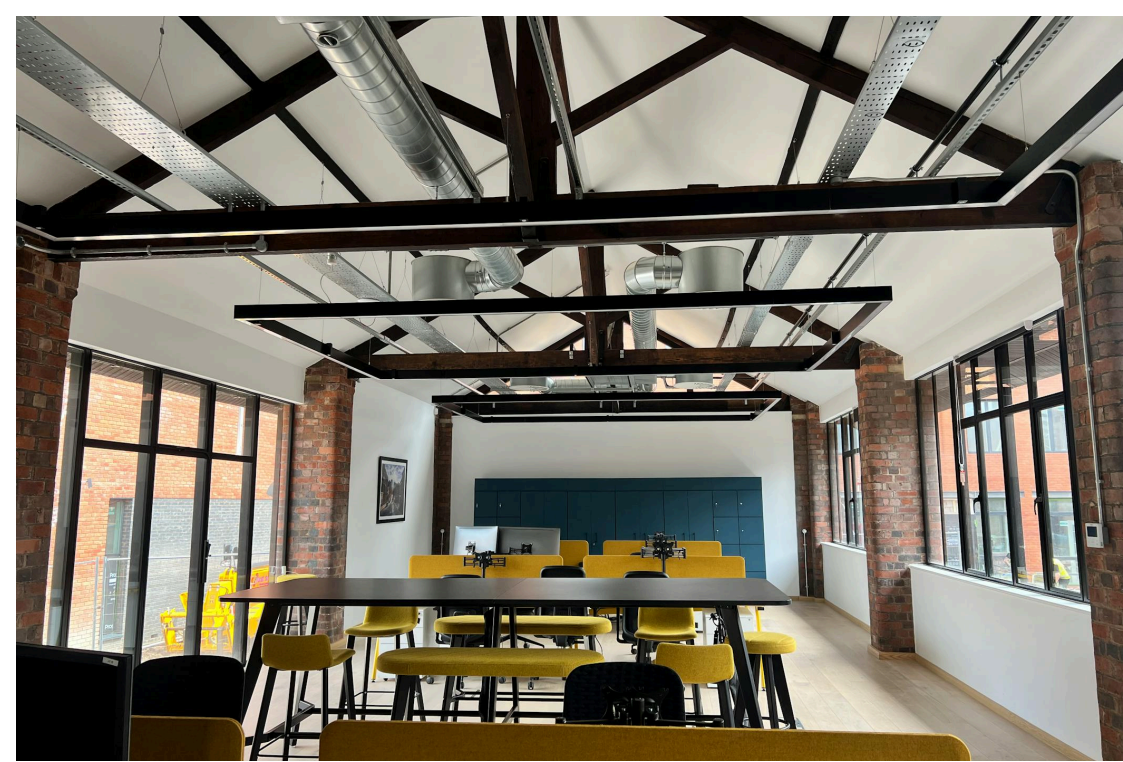


The Old Barns, 85 Camden Street, Jewellery Quarter, Birmingham,

B1 3DD

Office To Let | £26.50 per sq ft | 1,443 sq ft

FULLY FURNISHED OFFICES, AVAILBLE IMMEDIATELY IN POPULAR JEWELLERY QUARTER LOCATION



## Key Points

- Fully furnished to a high standard to include 12 desks, high stool breakout table, 2 offices and lockers
- Modern, contemporary communal kitchen/breakout area
- Efficient, open plan layout with high quality finishes throughout
- New LED lighting, heating & comfort cooling units
- 24/7 access and private secure parking (1 space inc.)
- 5 min walk to JQ and Snow Hill Train Stations / 15 min walk to New Street Station
- Within 15 min walking distance of Birmingham City Centre
- High quality WCs and shower facilities

## Description

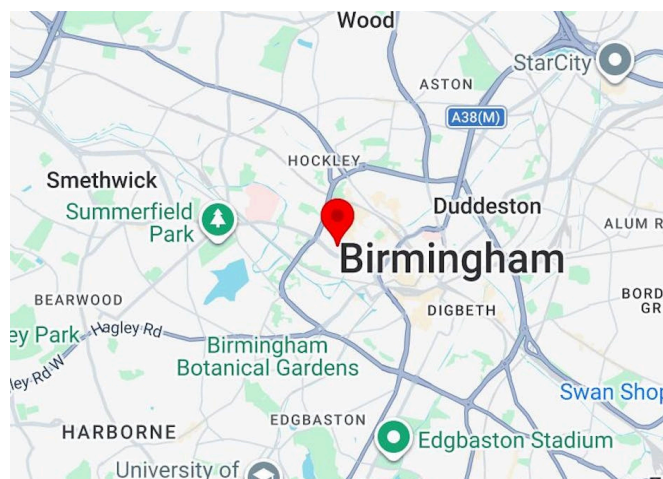
The impressive courtyard entrance and modern architecture immediately sets this office apart from the competition. Occupiers looking to make a statement will immediately see the potential to build and grow their business in this characterful refurbished building.

The large open plan floorplate delivers efficient fully furnished office space, with a high-quality finish. The floor to ceiling windows deliver superb levels of natural daylight throughout the space.

## Location

Located within the former Sapcote Builders Yard courtyard, The Old Barns is a characterful barn conversion in the heart of the Jewellery Quarter, blending heritage charm with modern design which is surrounded by excellent amenities, with quality bars, restaurants, shops and coffee houses. St Paul's Square is close by, providing peaceful green space and elegant Georgian surroundings. Birmingham City Centre is also only a 15-minute walk.

The Jewellery Quarter benefits from strong transport links, with road, rail and metro connections within a 5-10 minute walk, plus ample nearby parking for added convenience.



## Accommodation

Name	sq ft	sq m	Availability
1st - Part	1,443	134.06	Available
<b>Total</b>	<b>1,443</b>	<b>134.06</b>	

## Specifications

Refurbished to an exceptionally high standard, the part first-floor suite at The Old Barns is fully furnished and ready for immediate occupation. The workspace includes 12 desks, a breakout bench table, individual lockers, and two private offices, providing a complete turnkey solution for modern occupiers.

The suite features impressive exposed services, incorporating new heating and cooling systems alongside contemporary LED strip pendant lighting. This combination of industrial character and modern specification creates a stylish, efficient working environment.

Complementing the suite are the modern, contemporary communal areas, allowing occupiers to maximise the full 1,443 sq ft for productive office use without sacrificing shared amenity space.

The Old Barns also benefits from a secure on-site car park, with one dedicated parking space included within the lease terms.

To fully appreciate the location and specification of this property, viewing is highly recommended.

## Viewings

Strictly by prior appointment through the appointed sole agents.

## Terms

The property is available to let on a FRI lease basis. Lease terms to be agreed.

## VAT

VAT is applicable on this property.

## Legal Costs

Each party will bear their own legal costs.

## Anti-Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

## Availability

Available Immediately

## Summary

- Rent: £26.50 per sq ft
- Business rates: £4.50 per sq ft Est. Based on 2026 Valuation
- EPC: B (32)
- Lease: New Lease

## Further information

- [View details on our website](#)
- [View Microsite](#)

## Contact & Viewings

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