



FOR SALE (may let)

2,643 - 5,420 sq ft
(243.43 - 503.52 sq m)

Office Suites

Griffin House,
18 Ludgate Hill,
Birmingham,
B3 1DW

- Just off St Pauls Square
- Prominently located on Ludgate Hill
- Close to Snow Hill Train Station
- On site car park

www.kwboffice.com

0121 233 2330

Property details – Griffin House

Description

The office suites within Griffin House provide the following specification:

- Gas fired central heating
- Suspended ceilings
- Recessed LED lighting
- Perimeter trunking for data and power

Car Parking

Each unit benefits from 1 car parking space in the basement car park.

Accommodation

Suite	Sq Ft	Sq M	Price
1st Floor	2,777	257.99	£445,000
3rd Floor	2,643	245.53	£430,000

All prices are quoted exclusive of VAT.

Tenure

The floors will be sold on new 150 year ground leases with a fixed ground rent of £100 per annum.

The suites are also available on a rental basis. Rental price upon application.

EPC

An energy performance certificate is available on request.

Business Rates

Further information from the agents.

Service Charge

A service charge is levied by the landlord for the upkeep of the common areas. Further details from the agent.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

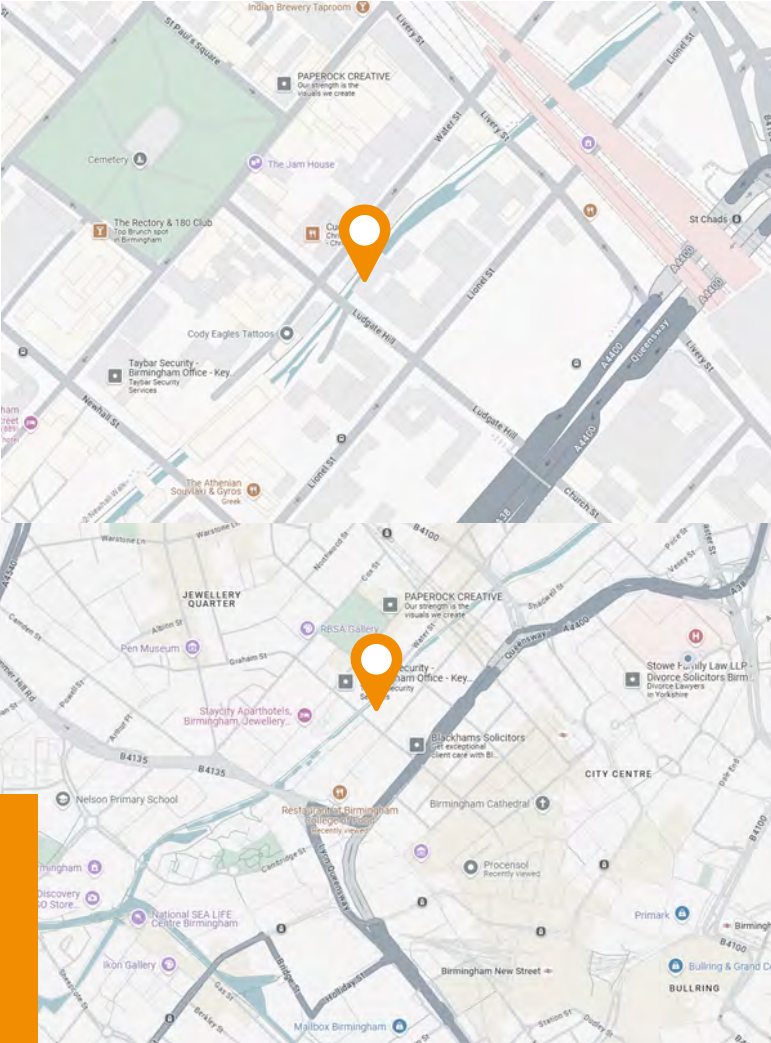
VAT

The property is registered for VAT.

Viewing

Strictly by appointment with the agents.





Location details

**Griffin House,
18 Ludgate Hill,
Birmingham,
B3 1DW**

Griffin House is located fronting onto Ludgate Hill, which is adjacent to St Pauls Square. St Pauls Square offers a pleasant, landscaped environment together with a number of established restaurants, bar and coffee shops.

Griffin House is located just a short distance from Birmingham's Colmore Business District, which plays host to many of the City's most significant and substantial office occupiers.

The location benefits from good transport communications, with Great Charles Street providing easy access to the motorway network, and Snow Hill and New Street stations being within easy walking distance.

A vast range of restaurants and coffee shops are within the immediate area, while Birmingham's main shopping district is just a short walk from the office.



**For further information
and to arrange a viewing,
please contact:**

Malcolm Jones

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www.kwboffice.com



**KWB Office Agency Ltd, Lancaster House,
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