

TO LET

Birmingham
9th Floor
60 Church Street
B3 2DJ

340.5 sq m (3,665 sq ft)

- Good value offices on the ninth floor of 60 Church Street
- Meeting rooms with views over Birmingham
- Good unexpired lease term, until September 2028
- Potential to create a roof terrace with direct access from the 9th Floor
- LG7 lighting
- Comfort cooling
- Part-raised access floors and perimeter trunking

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J F

A wide-angle photograph of a modern office space. The room features a grid-patterned ceiling with recessed lighting and air vents. Large windows on the right side offer a view of a city skyline. Several desks are arranged in the room, with people working at them. There are white storage cabinets and a patterned carpet. A blue banner with white text is overlaid on the left side of the image.

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LOCATION

60 Church Street is situated within the Colmore Business District in the centre of Birmingham City Centre. The Property is well-connected, being a short walk from Snow Hill Station, New Street Station and many bus services along Colmore Row. The Property is also a short distance from the retail and leisure offering from the Jewellery Quarter.

DESCRIPTION

The 9th Floor suite offers an office of good quality and value with exceptional views over Birmingham City Centre.

The suite includes two boardroom-style meeting rooms, an open plan office space and kitchenette at the rear. There is also a balcony on the 9th floor accessible from the suite, presenting an opportunity for an incoming tenant to create a terrace and breakout area.

The building has recently benefitted from a refurbishment of the common areas which was undertaken by the landlord. This refurbishment included the reception area and lift lobbies as well as shower and changing facilities.

Occupiers also benefit from secure cycle storage and basement parking.

ACCOMMODATION

9th Floor	340.5 sq m	3,665 sq ft
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TENURE

Leasehold with a term expiring 10th September 2028.

RENT

Offers are invited for the assignment or sub-let of the leasehold interest, based on a rent of £20.00 per sq ft



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VAT

We understand that the Property is elected for VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

D(94)

RATEABLE VALUE

Rateable Value (2023 list) - £62,500 Rates payable estimated to be £32,000 per annum. Interested parties should verify this information with the local rating authority.

SERVICES

We understand that all mains' services are connected

LEGAL COSTS

Each party is responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. For viewings contact Caren Ryan on 0121 643 9337

CONTACT

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Or our joint agent, Cushman & Wakefield.



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