

Modern office suite located in the heart of Birmingham City Centre

161m²
(1,734ft²)

- Open plan suite
- Raised access floors
- Floor boxes
- Comfort cooling
- Self contained kitchen facilities
- Passenger lift serving all floors
- Concierge reception



TO LET



Location



Gallery



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Location



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Location

The property is prominently situated on New Street, close to Victoria Square.

It therefore has all of the advantages of the city centre's numerous retail and leisure facilities and is also in close proximity to its excellent transport infrastructure.

Birmingham New Street station is 2 minutes walk away.

Description

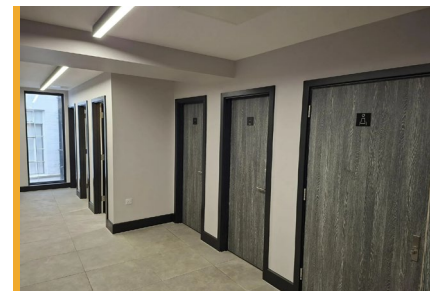
The property is accessed via an attractive ground floor reception entrance with concierge service, with passenger lift access to the upper floors.

Floor Areas

From measurements taken on site we calculate the following floor areas:

161m² (1,734ft²)

(This information is given for guidance purposes only)





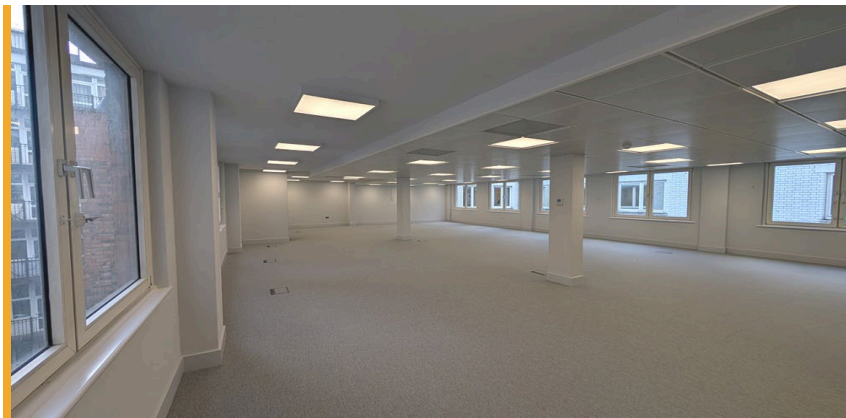
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Rent

The office suite is available to let on a new lease for a term of years to be agreed and we are quoting a rent of:

£15 per sq ft per annum exclusive

This equates to a rent of £26,010 per annum exclusive.

Business Rates

The occupier will be responsible for paying the business rates directly to the Local Authority.

Further information is available via Birmingham City Council.

Service Charge

A service charge will be applicable for the maintenance of the common areas of the building.

EPC

The suite has an EPC Rating of A-21.

VAT

VAT is applicable to the rent and service charge due.



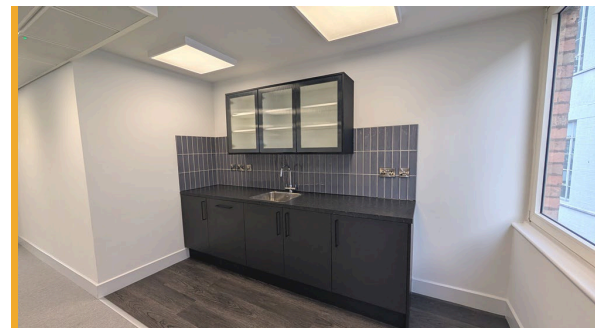
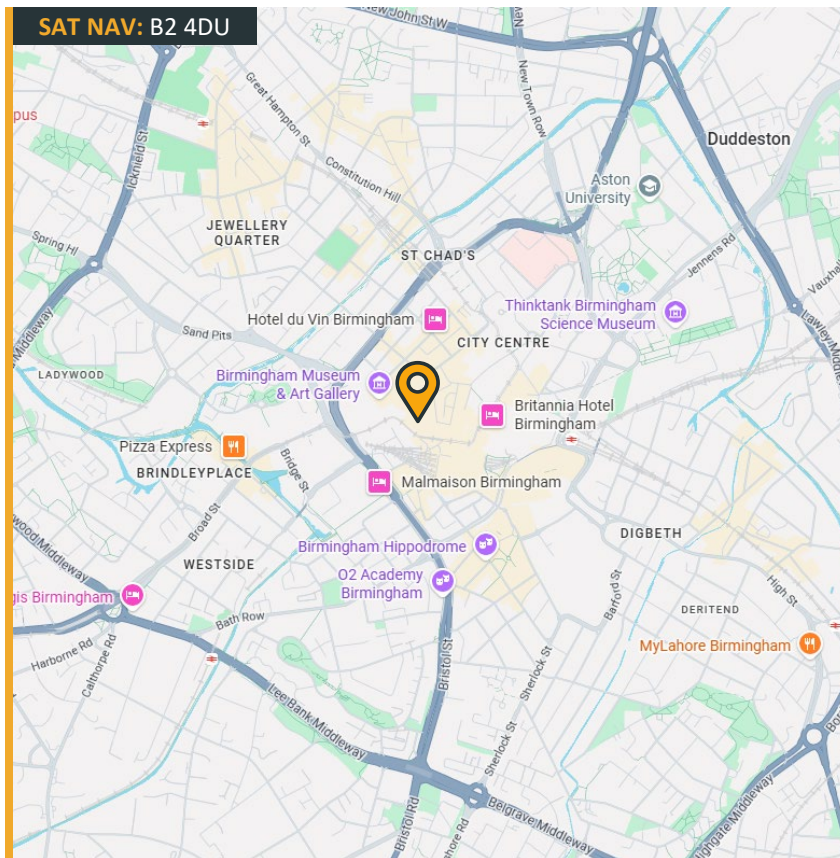
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Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Or contact our joint agents Fisher German on 0121 5617885.



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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.