

Avebury House, 55 Newhall Street, Birmingham, B3 3RB



TO LET

Modern City Centre Office Suites
From 1,000 ft² on Flexible Terms

Location

The property is situated on Newhall Street in the heart of Birmingham’s business district and close to the junction with Great Charles Street Queensway.

Communication links are excellent with Snow Hill and New Street railway stations within walking distance and within close proximity to the national motorway network at J6 of the M6.

Description

The premises comprise of an attractive four storey character building of red brick construction with a white concrete façade.

The property comprises of various office suites arranged over the upper floors which are accessed via glazed aluminium doors off the main Newhall Street into a welcoming lobby area with passenger lift access and stairs.

The subject suites are generally the same specification, being: ceilings incorporating CAT 2 lighting, air conditioning, perimeter trunking, kitchenette and intercom entry system.

There is lift access to all floors and WC facilities located on each floor.

Accommodation and Rental

Office	Size (ft2)	Rental (per annum)
Office 3 2 nd Floor	1,420	£21,000
Office 4 2 nd Floor	1,000	£15,000
Office 5 3 rd Floor	1,420	£21,000

Service Charge

Each suite is liable for a service charge of £200 per month towards the costs and maintenance of communal areas etc.

VAT

All prices quoted are exclusive of VAT which may be payable.

Business Rates

We understand all suites advertised will qualify for Small Business Rates Relief, subject to tenants’ eligibility.

Planning Use

The property has planning user Use Class E.

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

Services

We are advised all main services are connected which include mains gas, water and electricity.

The agents have not checked and do not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Legal Costs

Each party are responsible for their own legal costs incurred during this transaction.

Availability

The property is immediately available following the completion of legal formalities.

Viewings and Further Information

Please contact the agent Siddall Jones on 0121 638 0500

