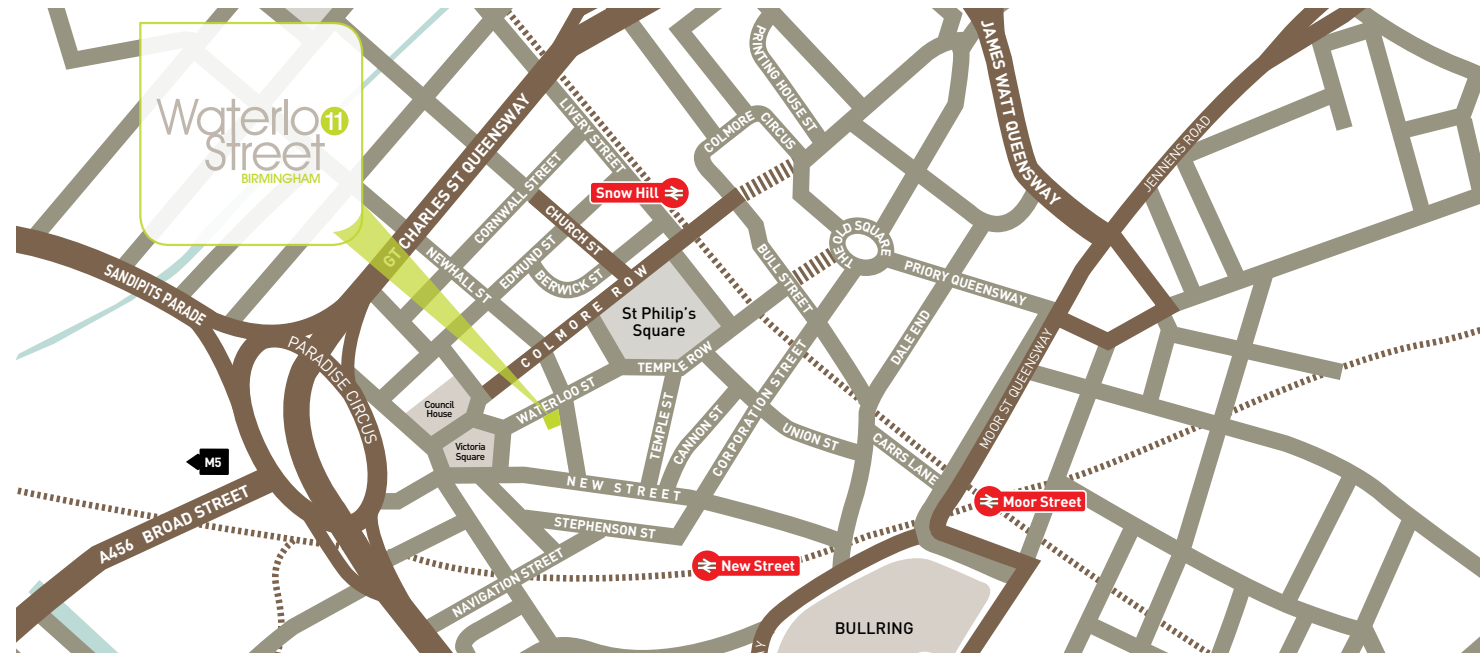




The space has been skillfully refurbished



Sat Nav: B2 5TB

CBRE
CB RICHARD ELLIS
0121 609 7666
www.cbre.co.uk

Theo Holmes
theo.holmes@cbre.com
0121 627 5510

JONES LANG LASALLE
0121 233 2898

Vicki Burnett
vicki.burnett@eu.jll.com
0121 214 9938

Tenure

Available on the equivalent of full repairing and insuring terms on a new lease direct from the landlord on terms to be agreed.



High quality prestigious office space

810 - 3,715 sq ft available space

Waterloo¹¹ Street
BIRMINGHAM

CBRE Richard Ellis and King Sturge for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of CBRE Richard Ellis and King Sturge or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) CBRE Richard Ellis and King Sturge cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of CBRE Richard Ellis and King Sturge (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent; all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of CBRE Richard Ellis and King Sturge, its employees or servants, CBRE Richard Ellis and King Sturge will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently by CBRE Richard Ellis and King Sturge. Designed and produced by Core. www.core-marketing.co.uk. 0121 643 8151. May 2011.

Location

An attractive grade II listed building

11 Waterloo Street is prominently positioned on the corner of Waterloo Street and Bennetts Hill, in the heart of Birmingham central business district and close to the vibrant St Philip's Square.

Both New Street and Snowhill railway stations are in close walking proximity, providing links to surrounding towns and the rest of the UK. The property is well located for all city centre amenities including the bustling retail centre, a number of restaurants and coffee shops, bus routes and taxi ranks. Numerous public car parks are in the vicinity with contract parking available. In addition, on street parking is available immediately outside the property.



Specification

modern contemporary offices

The accommodation provides high quality office space within an attractive Grade II listed building.

The space has been skilfully refurbished resulting in modern contemporary offices, retaining a number of the building's period features.

- High quality finishes
- Open plan with reception, meeting rooms and private offices
- Kitchen and dedicated toilets
- Polished plaster feature walls
- Under-floor cabling
- Lighting
- Comfort cooling to meeting rooms
- Central heating
- Carpeted
- Door access system and intruder alarm

Suites are available as fully fitted solutions or on a traditional vacant basis.



Floor areas

Perfect mix of open plan and private meeting room space

Schedule of areas

	sq ft	sq m
Part let first floor (rear)	1,026	95.3
Part let second floor	810	75.2
Part let second floor (front)	3,715	345.1



Energy Performance Certificate

Non-Domestic Building



PART 1ST FLOOR
11 Waterloo Street
BIRMINGHAM
B2 5TB

Certificate Reference Number:
0240-8900-0372-7032-5084

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

92 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	85
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	61.34

Benchmarks

Buildings similar to this one could have rating as follows:

29

If newly built

77

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	DesignBulder Software Ltd, DesignBulder SBEM, v3.0.0, SBEM, v4.1.d.0
Property Reference:	887005370002
Assessor Name:	Andrew Land
Assessor Number:	EES/008465
Accreditation Scheme:	Elmhurst Energy Systems Ltd
Employer/Trading Name:	NCS Property Consultants Ltd
Employer/Trading Address:	
Issue Date:	2012-05-01
Valid Until:	2022-04-30
Related Party Disclosure:	Not related to the occupier.
Recommendations for Improving the property are contained in Report Reference Number:	9878-4034-0027-0502-0025

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.epb.dfnl.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

Energy Performance Certificate

Non-Domestic Building



PART 2ND FLOOR
11 Waterloo Street
BIRMINGHAM
B2 5TB

Certificate Reference Number:
9878-3034-0027-0503-0025

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 75

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	352
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	54.06

Benchmarks

Buildings similar to this one could have rating as follows:

22

If newly built

58

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software: DesignBulder Software Ltd, DesignBulder SBEM, v3.0.0, SBEM, v4.1.d.0

Property Reference: 887005370003

Assessor Name: Andrew Land

Assessor Number: EES/008465

Accreditation Scheme: Elmhurst Energy Systems Ltd

Employer/Trading Name: NCS Property Consultants Ltd

Employer/Trading Address:

Issue Date: 2012-05-01

Valid Until: 2022-04-30

Related Party Disclosure: Not related to the occupier.

Recommendations for Improving the property are contained in Report Reference Number: 0083-0542-7079-8324-0006

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

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