

TO LET
Office

**Lambert
Smith
Hampton**

City Centre Office Suites

Latham House, 33-34 Paradise Street, Birmingham B1 2AJ



2,840 - 6,947 Sq Ft (263.84 - 645.38 Sq M)

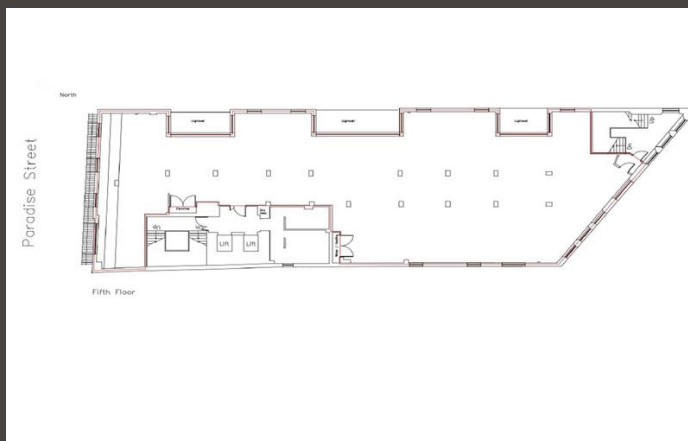
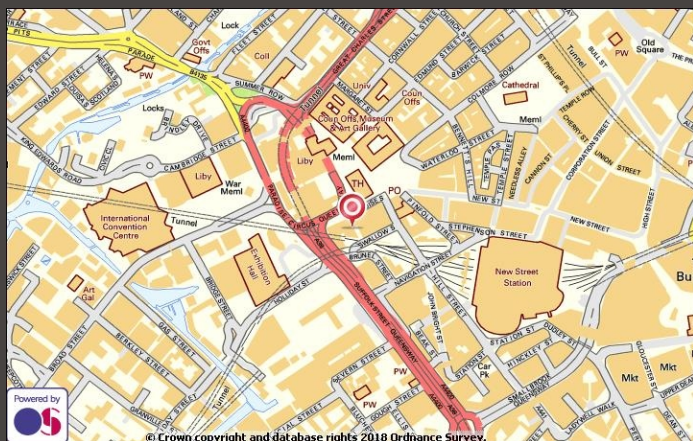
- ✓ City centre office building
- ✓ Short walk to New Street station
- ✓ Overlooking the new Paradise development
- ✓ Concierge service
- ✓ On site car parking available



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Interchange Place, Edmund Street, Birmingham, West Midlands B3 2TA T: 0121 236 2066

B1 2AJ



LOCATION

Latham House is situated on Paradise Street, running between New Street and Broad Street/Centenary Square and beyond.

The new Paradise scheme is one of the biggest development projects Birmingham has seen for a generation and will bring a vibrant mixed use scheme to the city with commercial, retail, leisure and hotel space in addition to greatly enhanced public realm.

Paradise Street is also part of the new Midland Metro tram extension, from New Street out to Broad Street and on to Hagley Road, Edgbaston

DESCRIPTION

Latham House offers six floors of office accommodation behind an attractive façade overlooking the new Paradise development.

The office suites at Latham House benefit from a concierge service, lift access and basement car parking.

The available suites are due to undergo refurbishment prior to letting and will offer good levels of natural light, with windows to three elevations.

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ACCOMMODATION

Following a continued period of full occupancy, the 5th Floor at Latham House has recently become available, with the 6th Floor also due to be available from Q2 2019.

The floors are available to lease separately or on a contiguous basis.

Usable floor areas	sq ft	sq m
5th Floor	4,107	381.54
6th Floor	2,840	263.84
Total	6,947	645.38

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

5th Floor: RV: £62,500 = £30,812.50 pa payable (2018/19)
6th Floor: RV : £39,250 = £18,840 pa payable (2018/19)

11-Jan-2019

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment

Lambert Smith Hampton

Charlotte Fullard
0121 237 2337
cfullard@lsh.co.uk