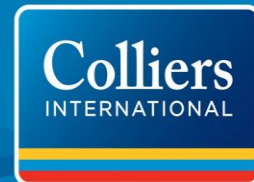


# CITY CENTRE OFFICES TO LET



169 Newhall Street  
Birmingham  
B3 1SW

- Newly refurbished modern office building
- Located in Birmingham City Centre
- 6 secure on-site car parking spaces

Suites available from 392 – 3,407 sq ft

## CONTACT US

Viewing is strictly by prior appointment  
with Colliers International, through:

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# 169 Newhall Street, Birmingham, B3 1SW

## LOCATION

The building is situated fronting Newhall Street in Birmingham city centre and approximately a quarter of a mile from Colmore Row. It is therefore extremely well situated being within 5 minutes' walk of the main city centre and all of its transport infrastructure and abundant facilities. Whilst being a city centre location, it also has the benefit of being on the fringe of the fashionable and popular Jewellery Quarter, with St Paul's Square being situated almost immediately behind the premises.

## DESCRIPTION

The property is an end terrace 4 storey purpose built office building, constructed in the early 1990's. The accommodation is split into front and rear suites on each floor, with the exception of the ground floor which provides two smaller suites to the front of the building only. The specification includes; carpeted floors and under floor trunking; suspended ceilings with inset lighting and gas fired central heating (wall mounted radiators). The offices benefit from disabled WC and kitchen facilities at ground floor level, with additional WCs and kitchenettes on the 1st and 3rd floors. To the rear of the building is a private secure car park with remote controlled electric gates.

## FLOOR AREAS

The property has the following approximate floor areas:

Accommodation	Size (sq ft)	Size (sq m)
Third floor	1,049	97.46
Second floor	1,091	101.36
First floor	873	81.10
Ground floor	392	36.42
<b>Total (IPMS3)</b>	<b>3,407</b>	<b>316.52</b>

## EPC

The EPC rating is C-65.

## CAR PARKING

6 spaces with the building.

## LEASE TERMS

The premises are available on a new lease direct from the landlord.

## RENT

£15.00 per sq ft

## SERVICE CHARGE

£3.00 per sq ft

## BUSINESS RATES

£5.20 per sq ft

## VAT

VAT is payable in addition to all figures quoted.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING

By prior appointment with Colliers International

Contact: Richard Williams Tel: 0121 265 7630

Email: [richard.williams@colliers.com](mailto:richard.williams@colliers.com)

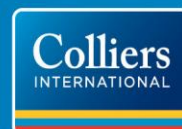
Contact: Tom Arnold Tel: 0121 265 7611

Email: [tom.arnold@colliers.com](mailto:tom.arnold@colliers.com)

### Misrepresentation Act

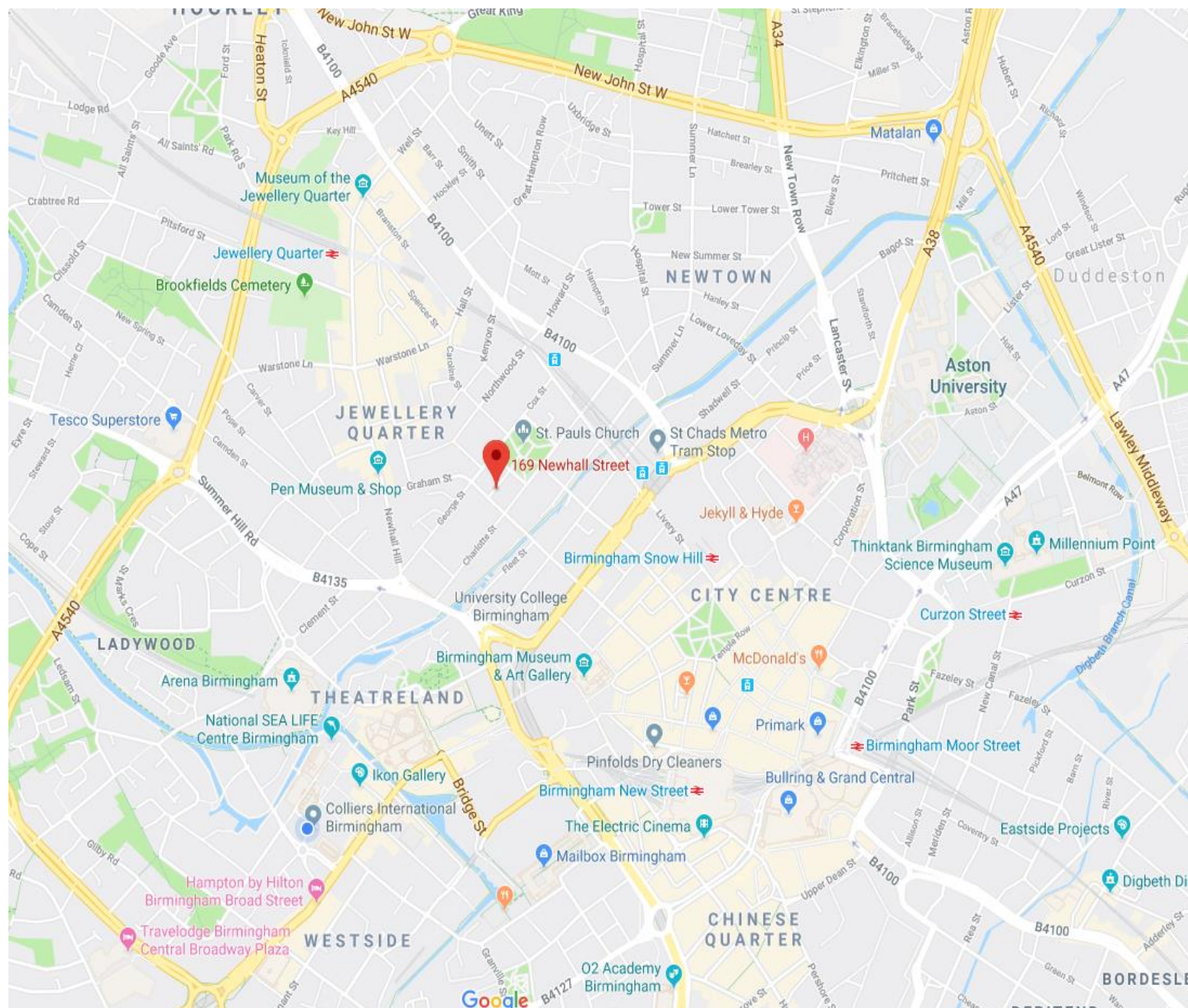
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## 169 Newhall Street, Birmingham, B3 1SW



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