

TO LET

92-98 COLMORE ROW,
BIRMINGHAM, B3 2AB

Halls¹⁸⁴⁵
COMMERCIAL



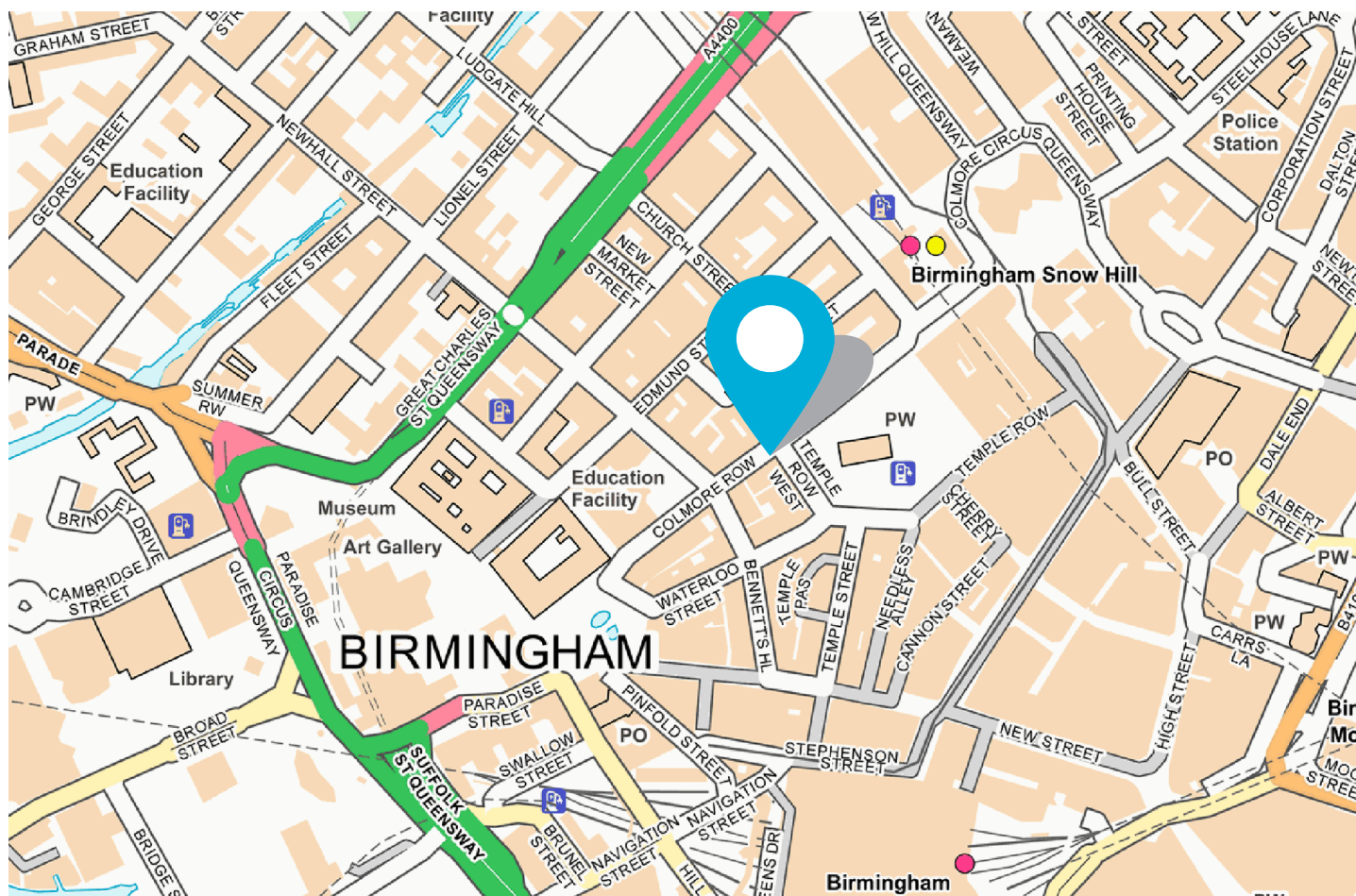
IMMACULATELY PRESENTED HIGH QUALITY OFFICE SUITES

- Prominent business location
- Benefiting from an abundance of natural light
- Suites from 252 - 406 m sq (2,723 - 4,373 sq ft)
- New VRF heat recovery air conditioning system
- Portered/concierge reception area

Rent: £20.00 per sq ft (Exclusive)

halls.gb.com

0121 5162100



DESCRIPTION

The site boasts high quality office accommodation arranged across six upper floors occupying a prime position on Colmore Row.

There are currently 2 available suites, floors 2 and 3 offering 252 m sq (2,723 sq ft) per floor of open plan office space; benefiting from a wealth of natural light, with views of Colmore Row and windows on three elevations.

Fully refurbished to provide the following specification:

- New VRF heat recovery air conditioning system
- High quality finishes
- Newly carpeted
- 8 person passenger lift
- New metal suspended ceiling grid with metal perforated tiles
- Energy efficient LED lighting
- Secure on site cycle storage
- Male and female changing and shower facilities
- 24/7 access

LOCATION

The property is prominently situated on the corner of Colmore Row and Bennetts Hill in Birmingham City Centre.

Located within the Colmore Row office district of Birmingham City Centre, situated in the heart of Birmingham's business district, the property is centrally placed, offering easy access to a number of amenities as well as excellent transport links with New Street and Snow Hill station in close proximity.

ACCOMMODATION

	sq m	sq ft
Ground Floor	LET	LET
First Floor	LET	LET
Second Floor	LET	LET
Third Floor	252	2,723
Fourth Floor	LET	LET
Fifth Floor	LET	LET
Sixth Floor	LET	LET
Sixth Floor	153	1,650
TOTAL	406.22	4,373

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TENURE

Colmore Place can offer highly flexible terms with suites available on new Full Repairing and Insuring leases direct from the landlord for a term to be negotiated.

Rent free incentives, and all inclusive options will be available for all new occupiers.

RATEABLE VALUE

Interested parties should make their own enquiries.

PLANNING

It is understood the property benefits from B1 planning consent.

SERVICES

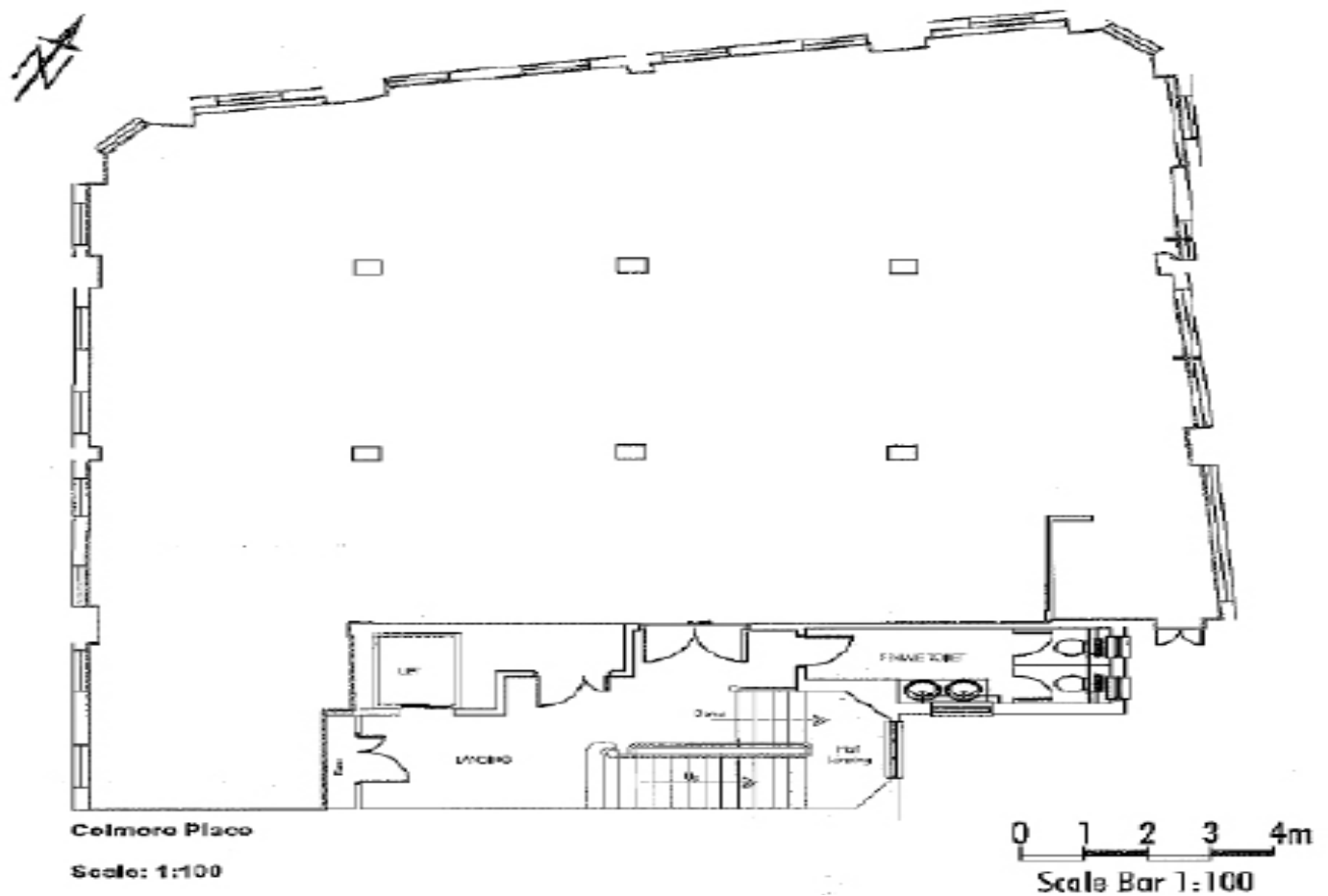
Not tested at the time of our inspection. Prospective tenants should make their own enquiries.

It is understood that mains water, electricity and drainage are connected to the property.



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EPC

E (119)

LEGAL COSTS

Each party to be responsible for their own legal costs in the granting of a new lease.

FINANCIAL ACT 1989

All prices are quoted exclusive of VAT. Any prospective tenants should satisfy themselves independently as to the VAT in respect of any transaction. It is understood that the building is elected for VAT.

LOCAL AUTHORITY

Birmingham City Council, Council House, Victoria Square, Birmingham, B1 1BB

VIEWING

Strictly by prior arrangement with the letting agent.

For more information or to arrange a viewing, please contact:

James Evans 07792 222 028
E: james.evans@halls.gb.com

Sarah Davies 01743 450700
E: sarahd@halls.gb.com

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