

5 Brindleyplace

Birmingham B1 2BL



Fully Fitted, Sub Lease Opportunity in Prime Birmingham Office District

The property is located within the Brindleyplace Development and is in a prominent position overlooking the Central Square. The building consists of Grade A office space, totaling 135,000 sq ft across six floors of open plan office space. Floors 2 and 3 are available by way of Sublease.

Brindleyplace has a selection of independent businesses and over 25 bars, cafes and restaurants. As well as being within walking distance to the Ikon Gallery, Crescent Theatre and the National Sea Life Centre, it is also within a 15 minute walk of Birmingham City Centre.

From the end of 2019, Brindleyplace will be in within a short walk of the new Midland Metro, which will connect the west side of the city, city core and Wolverhampton.



Availability

Floor	Sq Ft	Sq Mt
3 rd	19,045	1769
2 nd	19,054	1770

- Areas are based on Net Internal Measurements



*Above illustrates open plan office space

Specification

- Manned reception with 24/7 access
- Air conditioned
- Metal tile suspended ceiling
- Lighting in the spirit of LG7 compliance
- Fully raised access floor
- Fully fitted including furniture, desks and chairs, kitchen, cabling etc.
- 3 x WC blocks per floor
- Secure basement parking available on request
- Bike racks and lockers
- Shower facilities
- EPC E (102)



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OFFICES

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Terms

Rent

£27.50 per sq ft

Service Charge

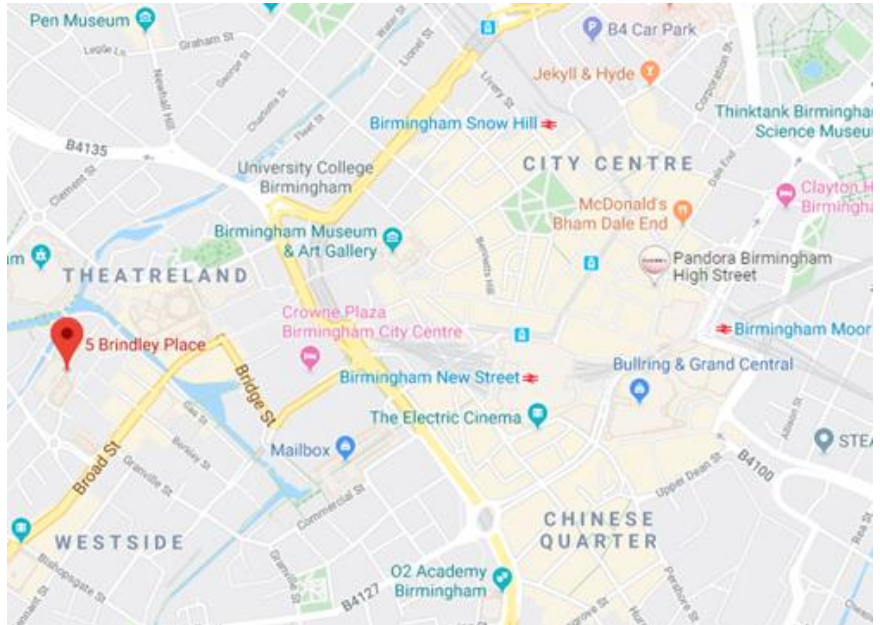
TBC

Rates

The in-going tenant will be responsible for the payment of Local Authority rates. Although this is TBC, we understand that these will be c. £7.02 per sq ft.

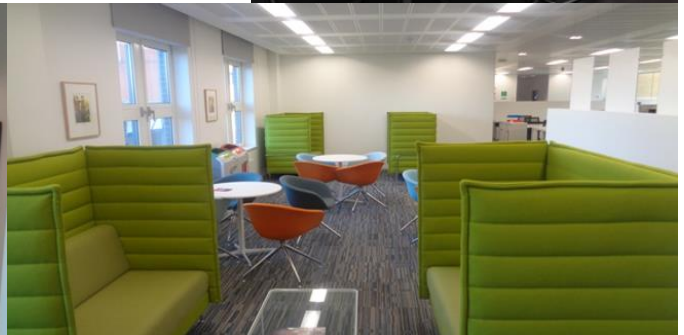
Lease Terms

The accommodation is available by way of a sublease up to June 2024.



Typical floorplate

245 open plan desks
19 small/large meeting rooms
Kitchen/breakout space



*Above illustrates current meeting room space available

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