



Suites of 1,270 sq ft and 1,544 sq ft

Property Highlights

- Prime city centre office space
- Excellent transport links
- Period style features
- Refurbished
- 24/7 access

For more information, please contact:

Andrew Berry
Associate
+44 (0)121 697 7247
Andrew.J.Berry@cushwake.com

No.1 Colmore Square
Birmingham B4 6AJ
T: +44 (0)121 697 7333

Location

Waterloo House is located in the centre of Birmingham, adjacent to the prime commercial business sector, Colmore Row and Victoria Square.

Birmingham offers numerous retail, leisure and business facilities within a short distance from Waterloo House. The property is in close proximity to transport links such as New Street Station, Moor Street and Snow Hill.

In addition, street meter parking is available outside of the building and there are a variety of car parks close by.

Description

Waterloo House is a 7-storey, high quality building offering affordable and efficient office space. Open floor plates allows a range of different uses for the spaces available. Due to the location, the offices provide perfect views of Victoria Square and the surrounding area.

With a dedicated wood panelled reception providing 24/7 access to all floors via an 8-person lift, suites are accessed via the lifts into the central lobby on each floor where male and female WCs can be accessed.

The specification includes:

- Suspended ceiling with inset LED lighting
- Comfort cooling systems
- Floor box trunking & dado trunking
- Carpet tiled floor
- Intruder alarm system
- Kitchen

Accommodation

Description	Sq M	Sq Ft
Fifth Floor	143.44	1,544
Second Floor	117.98	1,270
Total	261.42	2,814

Tenure

The premises are available on a new lease.

Rent

On application.

EPC

5th Floor – D 100

2nd Floor – C 75

Service Charge

The tenant shall be responsible for a pro rata appointment of the building service charge.

Legal and Surveying Costs

Each party to be responsible for their own legal costs.

Viewings

Strictly by appointment with the joint agents, Cushman & Wakefield & KWB.

Rates

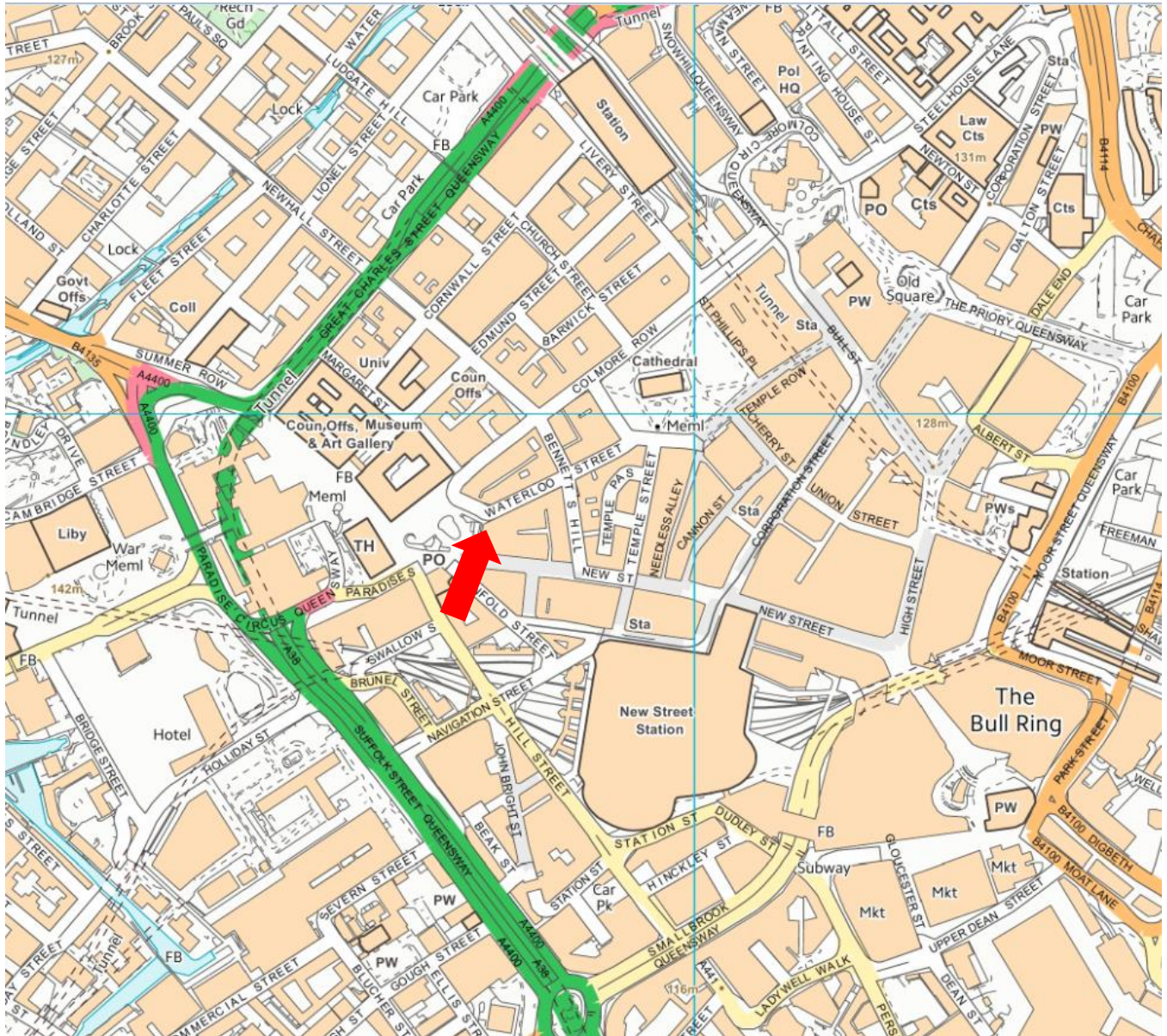
The tenant will be responsible for the payment of local authority business rates.



**CUSHMAN &
WAKEFIELD**

**TO LET
Offices**

Waterloo House, Victoria Square, Birmingham, B2 5TB



Ordnance Survey © Crown Copyright 2017. All rights reserved. Licence number 100022432.

Particulars prepared July 2017

Important Notice

Cushman & Wakefield Debenham Tie Leung Limited ("C&W") gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of C&W has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of C&W regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.