

**NEWATER**  
**HOUSE**  
ELEVEN NEWHALL STREET



**a prestigious  
city centre  
location...**

**colmore district location/low occupancy costs/flexible leases/on site car parking**

**from £12.50 per sqft with flexible leases & floorplates to suit**

**...without a prestigious price tag**

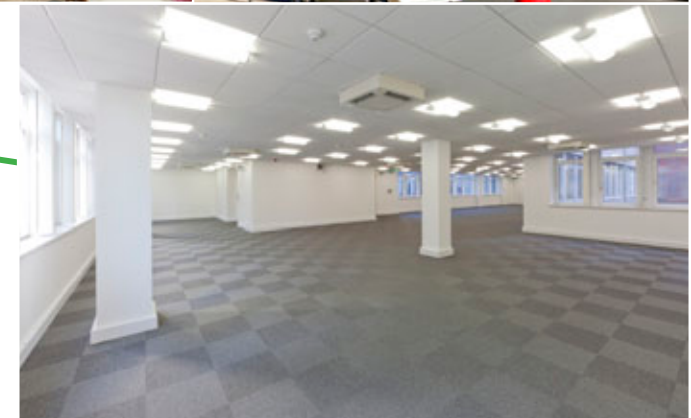
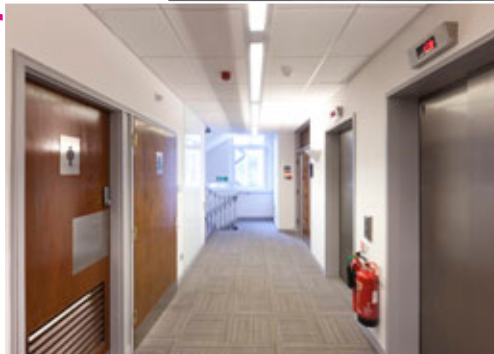
### **the building**

Newater House is conveniently positioned on Newhall Street close to the junction with Colmore Row. A nine storey office building, Newater House has been newly refurbished to provide a good quality business environment with air-conditioned office suites available on flexible new leases at a cost effective rent.

### **outline specification**

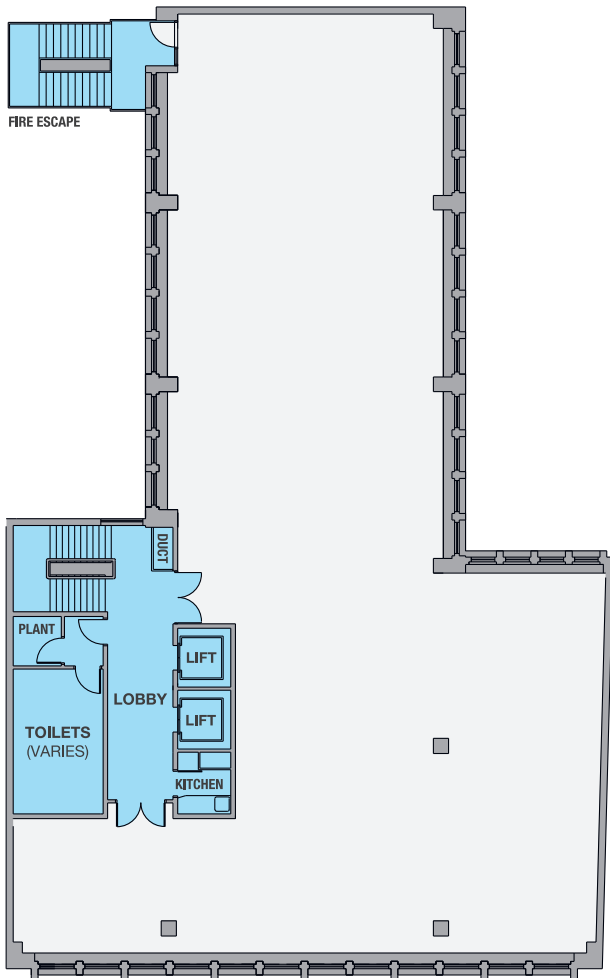
Office occupiers at Newater House will benefit from the following:

- Concierge reception during normal work hours
- 24 hour access, 7 days per week
- Air conditioned/comfort cooled office environment
- Open plan office suites available from as small as 1,100 sq ft up to whole floors of 3,700 sq ft
- Fitted out suites available (subject to availability)
- Two newly upgraded passenger lifts serving all floors
- Perimeter trunking
- On site secure car parking



## typical floor layout

Whole floor circa 3,700 sq ft. Can be split to form suites from 1,100 sq ft upwards.



## a prestigious location

Newwater House enjoys a prominent location within the heart of the city's 'Colmore Business District' and as such benefits from unrivalled connectivity to both New Street and Snowhill Railway and Metro station's as well as being easily accessible by road via the A38 connecting to the national motorway network.

The location also means the city centre amenities are located immediately upon your doorstep including banks, coffee shops, the Bullring shopping centre and a selection of high quality bars and restaurants. Not least, Newwater House itself is home to the Asquith Restaurant and Ginger's Bar which are owned and operated by award winning Birmingham chef, Glynn Purnell.



[www.newwaterhouse.com](http://www.newwaterhouse.com)

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