

# Prime Self Contained Offices 1 Queens Drive

Birmingham, B5 4PJ



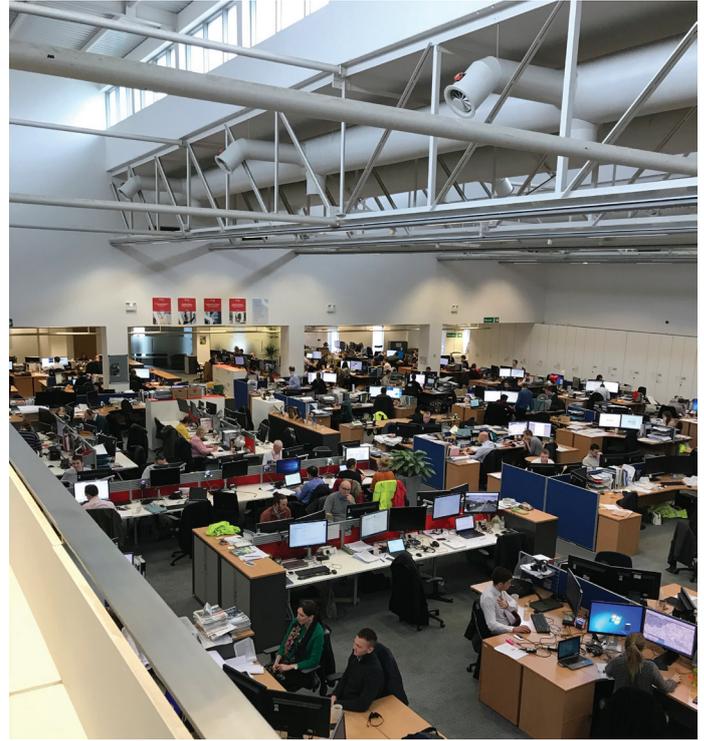
- 1QD offers an occupier an unrivaled office location, immediately adjacent to Birmingham New Street Station, Bullring & Grand Central
- Excellent transport connectivity and amenity provision.
- This 'own front door' opportunity provides a high profile address and single floor offices totalling 22,500 sq ft (2,090 sq m)
- 28 secure on-site parking spaces
- Grade A specification air conditioning with raised floors and LG7 lighting
- 24 hour access

**Savills Birmingham**  
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## Location

The property occupies a prominent position on Station Square, a main pedestrian and vehicle entrance to Grand Central. Its location provides unrivalled access to Birmingham New Street Station, and the amenity provision within Bullring and Grand Central.

## Description

Subject to timescales, early discussions could lead to a refurbishment scheme being tailored specifically to a tenant's occupational requirements that would allow effective occupation from day one. External signage and front door branding could create striking entrance and first impression. 1QD represents one of few office opportunities in Birmingham City Centre that can satisfy large single floor plate enquiries over 20,000 sq ft.

## Accommodation

The available office accommodation is situated on:

	Sq ft	Sq m
Ground Floor	750	70
First Floor	22,500	2,090
Mezzanine	1,600	149
<b>Total Net Internal Area</b>	<b>24,853</b>	<b>2,309</b>

## Terms

A new internal repairing and insuring lease is available with a service charge contribution on terms to be agreed.

## Rating

The Lessee will be responsible for the payment of business rates direct to the local authority.

## VAT

VAT will apply at the prevailing rate.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## EPC

The building has an EPC rating of E.

## Viewing & Further Information

Strictly by appointment only with the Sole Agent.

## Contact

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