

NEWATER HOUSE • ELEVEN NEWHALL STREET • BIRMINGHAM • B3 3NY



DIRECTIONS

Travelling from North or South On the M6 - Exit junction 6 to the "A38M" sign posted City Centre and continue straight ahead until the "End of Motorway" sign. Continue on to the flyover curving round to the right, straight ahead into the underpass keeping to the left hand lane. Exit left at the end of the underpass onto Great Charles Street (do NOT go into the Queensway tunnel) at the lights turn left off Great Charles Street onto Newhall Street. Newwater House is on your left after 100 yards.

Travelling from M40 & M42 - At junction 3A take M42 North "exit to junction 7A "M6 North" and follow M6 directions above.

SAT NAV B3 3NY

FURTHER INFORMATION

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DTZ and GBR Phoenix Beard for themselves and for vendors or lessors of this property whose agents they are to give notice that, (1) The particulars are set out as a general outline only for the guidance of the intending purchasers or lesser and do not constitute, nor constitute part of, an offer or contract. (2) All descriptions, dimensions, or references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of facts but satisfy themselves by inspection or otherwise as to the correctness of them. (3) No person in the employment of DTZ and GBR Phoenix Beard or any joint agents has any authority to give any representative or warranty whatever the relation to this property. All rentals and prices are quoted exclusive of VAT. January 2010.

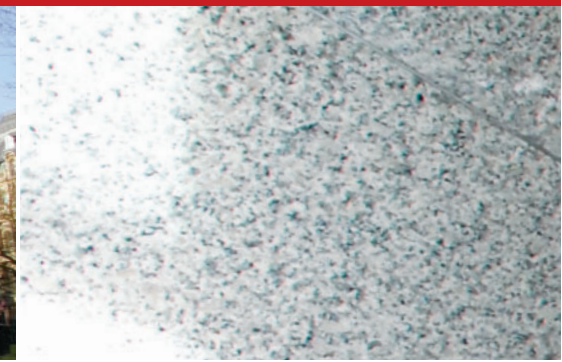
Designed and Produced by Barques Design 0121 233 2080



TO LET 1,500 - 3,700 sq ft

COLMORE BUSINESS DISTRICT LOCATION / FLEXIBLE FLOORPLATES / FLEXIBLE LEASES / CAR PARKING

NEWATER
HOUSE
ELEVEN NEWHALL STREET



ENJOY A PRESTIGIOUS COLMORE BUSINESS DISTRICT ADDRESS, WITH FLEXIBLE LEASES AND FLOORPLATES TO SUIT.

LOCATION

Newwater House enjoys a prominent location within the heart of Birmingham city centre's commercial sector. Within close proximity are major insurance companies, accountants, solicitors and other professional occupiers.

Extensive retail facilities are a short walk away, together with many restaurants, pubs and bars.

Both New Street and Snow Hill railway stations are nearby, providing intercity links and services to most local towns and suburbs. Regular bus services and the Midland Metro enhance the comprehensive transport links. Birmingham City Centre is well served with arterial routes to the national motorway network and there is a good provision of public parking facilities within easy reach.

THE BUILDING

Newwater House is situated on Newhall Street close to it's junction with Colmore Row. The nine storey building is undergoing progressive refurbishment and improvement to its entrance hall, reception, lifts, stairwells and landings that create a high quality business environment for occupiers and their clients.

The ground floor reception area leads to lift and staircase access to all floors including the basement car park. Male and female WC's are located on each floor.

OUTLINE SPECIFICATION

- Carpeting
- Suspended ceiling with recessed lighting
- Perimeter trunking
- Intruder alarm – allowing 7 day, 24 hour access
- Commissionaire
- Comfort cooling.

ACCOMMODATION

Floorplates of 3,711 sq ft (345 sq m).

CAR PARKING

Secure basement car parking is available on a basis of 2 spaces per floor.

TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

SERVICE CHARGE

A variable service charge is levied to cover the cost of landlord's services. These include heating, maintenance and lighting to both exterior and common parts, cleaning of common parts, provision of commissionaire and building insurance.

RENTAL

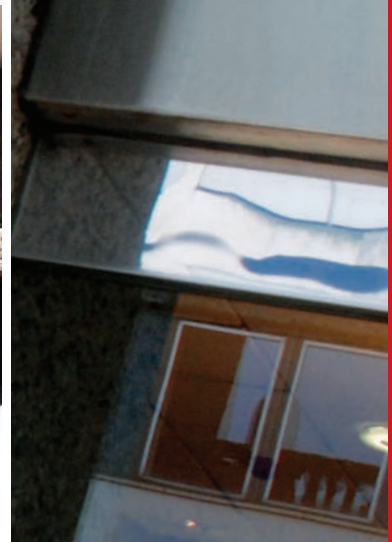
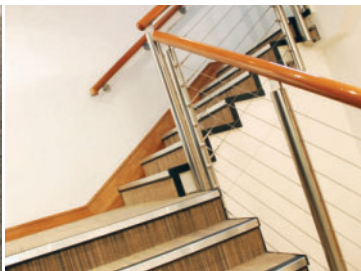
Details on application

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation and execution of a lease.



NEWATER HOUSE



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