



JOHNSON FELLOWS

CHARTERED SURVEYORS

**ATTRACTIVE OFFICES TO LET
FIRST FLOOR, GROSVENOR HOUSE, BENNETTS HILL**

**FIRST FLOOR
GROSVENOR HOUSE
BENNETTS HILL
BIRMINGHAM
B2 5RS**

- Open plan accommodation
- Available by assignment or subletting
- Flexible terms available



For more information, contact: charles.warrack@johnsonfellows.co.uk

Tel: 0121 234 0457 / 07977 512 965

Tel: 0121 643 9337 Fax: 0121 643 6407

johnsonfellows.com



ATTRACTIVE OFFICES TO LET FIRST FLOOR, GROSVENOR HOUSE, BENNETTS HILL

LOCATION

The property is situated on the corner of Bennetts Hill and New Street in the city's commercial area and close to the very convenient retail centre of the city.

DESCRIPTION

Within a Grade II listed building, the available accommodation is on the first floor and comprises open plan accommodation with the following specification:

- Suspended ceilings.
- Recessed lighting.
- Comfort cooling.
- Carpeted flooring.
- Perimeter trunking.

ACCOMMODATION

The accommodation is 3,962sq.ft Net Internal Area or thereabouts.

Please note that every effort has been made to ensure that the above floor areas are accurate. They have been measured in accordance with the RICS code of measuring practice. Fittings may have restricted measurement at the time of inspection and, therefore, interested parties should verify these for themselves.

TENURE

The accommodation is available to let either on a sublease or by way of an assignment. The head lease expires 20 August 2020.

RENT

The current passing rent is £32,850 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is C-72.

LEGAL COSTS

Each party will be responsible for its own legal costs.



JOHNSON FELLOWS

CHARTERED SURVEYORS

ATTRACTIVE OFFICES TO LET FIRST FLOOR, GROSVENOR HOUSE, BENNETTS HILL

CONTACT

Charles Warrack

Email: charles.warrack@johnsonfellows.co.uk

Tel: 0121 234 0457

Mobile: 07977 512965

SUBJECT TO CONTRACT



Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Tel: 0121 643 9337 Fax: 0121 643 6407

johnsonfellows.com