



JOHNSON FELLOWS
CHARTERED SURVEYORS

TO LET
SUPERB OFFICE ACCOMMODATION

**THE BARWICK
BUILDING
BARWICK STREET
BIRMINGHAM
B3 2NT**

- Available to let as a whole
- Can be let floor by floor
- Superb boutique style city centre office accommodation
- 1,165 sq ft to 5,238 sq ft



For more information, contact: charles.warrack@johnsonfellows.co.uk Tel: 0121 234 0457 / 07977 512 965

Tel: 0121 643 9337 Fax: 0121 643 6407

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LOCATION

This Grade II listed property is located in a superb position on Barwick Street within the heart of Birmingham city centre.

DESCRIPTION

The accommodation comprises a self-contained office building of traditional brick construction. The accommodation is undergoing a comprehensive refurbishment and will be available Spring 2019.

ACCOMMODATION

First Floor	2,173 sq ft
Second Floor	1,900 sq ft
Third Floor	1,165 sq ft
TOTAL	5,238 sq ft

An occupier who takes the whole building or second and third floor together could remove fire lobbies to create additional space.

The above floor areas are subject to onsite measurement on completion.

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.

LEASE TERMS

The accommodation is available to let on terms to be agreed. The quoting terms can be made available on request to the letting agent Johnson Fellows.

SERVICE CHARGE

A service charge will be levied to cover the Landlords services provided, this includes items such as onsite maintenance, cleaning and repairs. As service charge will not apply in the event that the building is let as a whole.

BUSINESS RATES

Occupiers will be responsible for paying business rates direct to the local authority.

ENERGY PERFORMANCE CERTIFICATE

The building is Grade II listed and does therefore not require an EPC.



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LEGAL COSTS

Each party will be responsible for its own legal costs.

VIEWING

All viewings by prior appointment with this office:

CONTACT

Charles Warrack

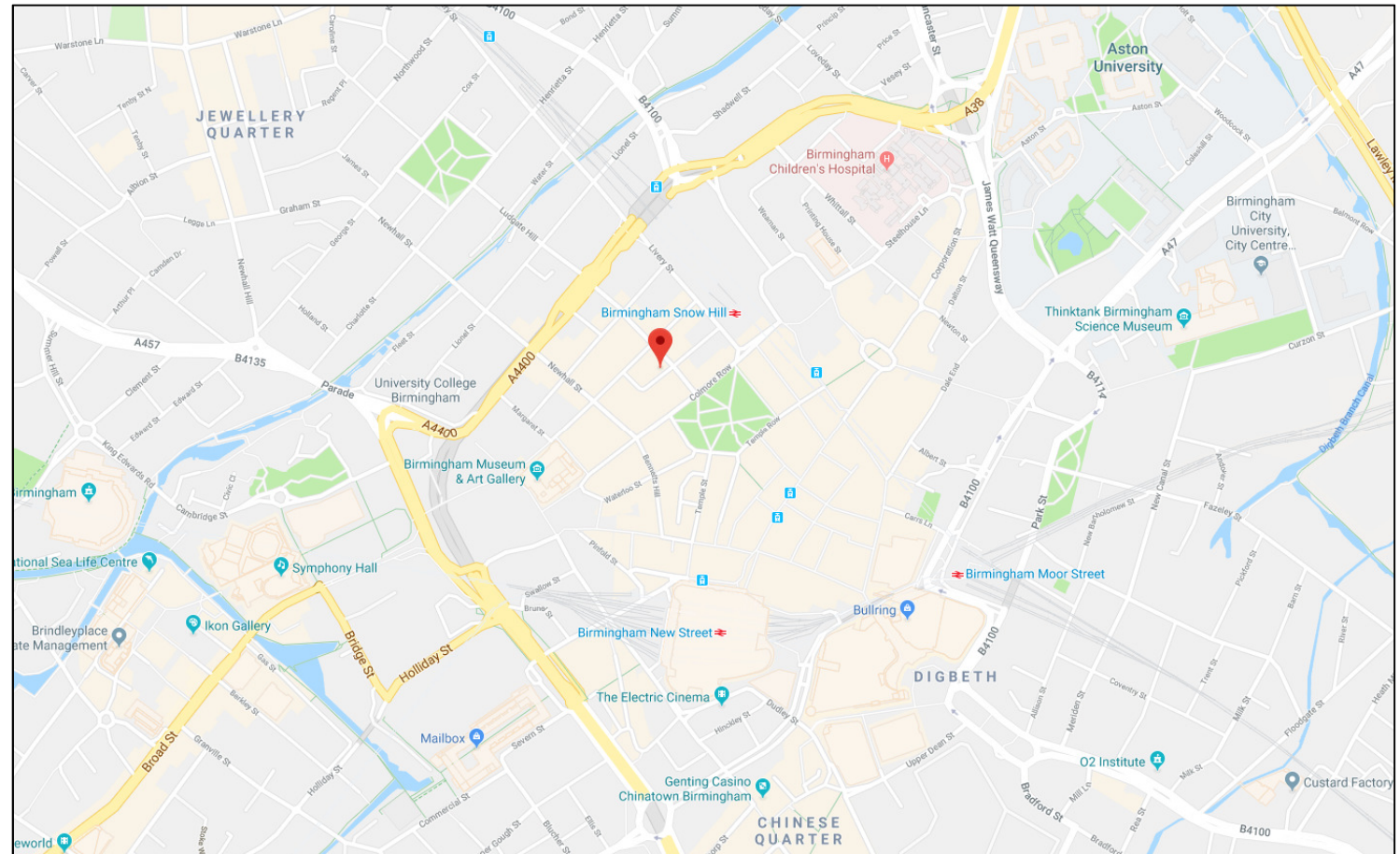
Email: charles.warrack@johnsonfellows.co.uk

Tel: 0121 234 0457

Mobile: 07977 512965

Or joint agent LSH 0121 237 2337.

SUBJECT TO CONTRACT



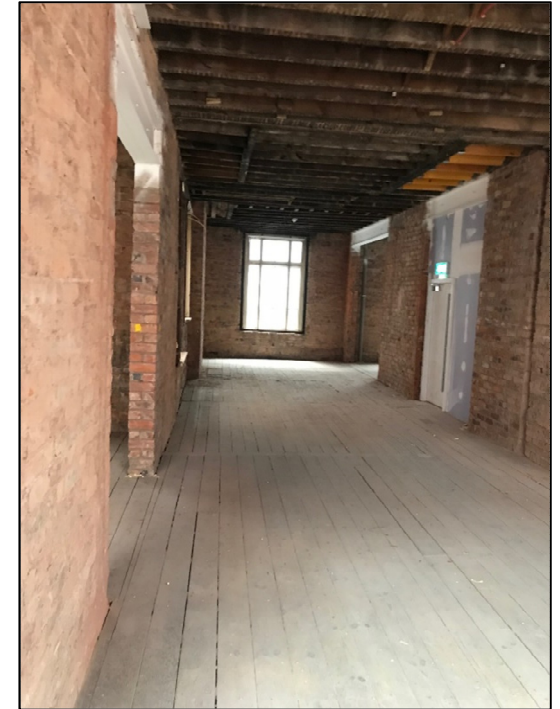
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