



JOHNSON FELLOWS

CHARTERED SURVEYORS

TO LET
ATTRACTIVE OFFICES

**169 NEWHALL STREET
BIRMINGHAM
B3 1SW**

- Newly refurbished modern office building
- 3,407 sq ft (317 sq m)
- 5 secure on-site car parking spaces
- Stunning vaulted roof feature
- Available as a whole building or as suites from 124 sq ft upwards



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



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LOCATION

The building is situated fronting Newhall Street in Birmingham city centre and approximately a quarter of a mile from Colmore Row. It is therefore extremely well situated being within 5 minutes' walk of the main city centre and all of its transport infrastructure and abundant facilities. Whilst being a city centre location, it also has the benefit of being on the fringe of the fashionable and popular Jewellery Quarter, with St Paul's Square being situated almost immediately behind the premises.

DESCRIPTION

The property is an end terrace 4 storey purpose built office building, constructed in the early 1990's. The accommodation is split into front and rear suites on each floor, with the exception of the ground floor which provides two smaller suites to the front of the building only. The specification includes; carpeted floors and under floor trunking; suspended ceilings with inset lighting; gas fired central heating (wall mounted radiators); disabled WC and kitchen facilities on the ground floor with additional WCs and kitchenettes on the 1st and 3rd floors.

Externally, there are 5 parking spaces within a secure self-contained car park, accessed from Charlotte Street.

ACCOMMODATION

Ground Floor	394 sq ft
First Floor	873 sq ft
Second Floor	1,091 sq ft
Third Floor	1,049 sq ft
TOTAL (IPMS 3 basis)	3,407 sq ft

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 premises are available on a new lease direct from the landlord.



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RENT

£15.00 sq ft for the whole building or whole floors, subject to contract.

Alternatively, individual rooms are available (subject to contract) as follows.

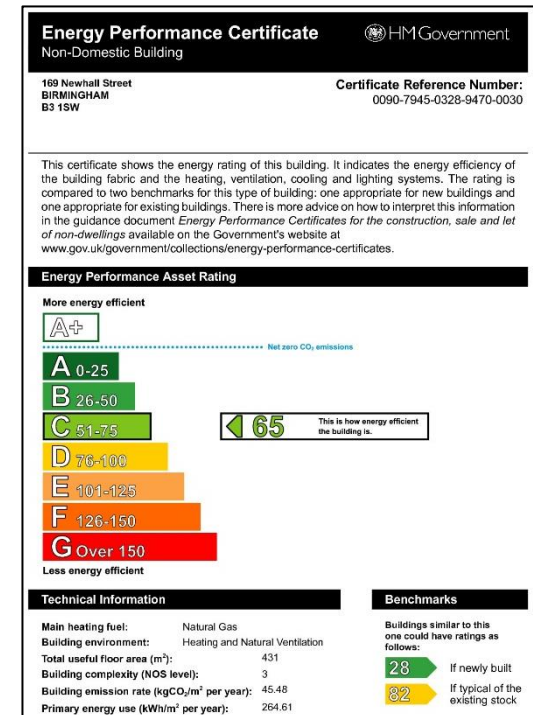
Ground Floor	c.259 sq ft available @ £600 pcm
Ground Floor	c. 124 sq ft available @ £400 pcm
First Floor	c. 472 sq ft available @ £700 pcm
First Floor	c. 616 sq ft available @ £750 pcm
Second Floor	c. 463 sq ft available @ £700 pcm
Second Floor	c. 669 sq ft available @ £700 pcm
Third Floor	c. 350 sq ft available @ £650 pcm
Third Floor	c. 411 sq ft available @ £800 pcm

SERVICE CHARGE

A service charge of £3.00 psf will be payable.

ENERGY PERFORMANCE CERTIFICATE

C 65





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MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing / letting property. Before a business relationship can be formed we will request proof of identification for the transacting party.

BUSINESS RATES

An occupier will be responsible for paying business rates and should confirm the amount directly with the local authority www.voa.gov.uk.

VALUE ADDED TAX

The property is elected for VAT and VAT will be payable.

LEGAL COSTS

Each party shall 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

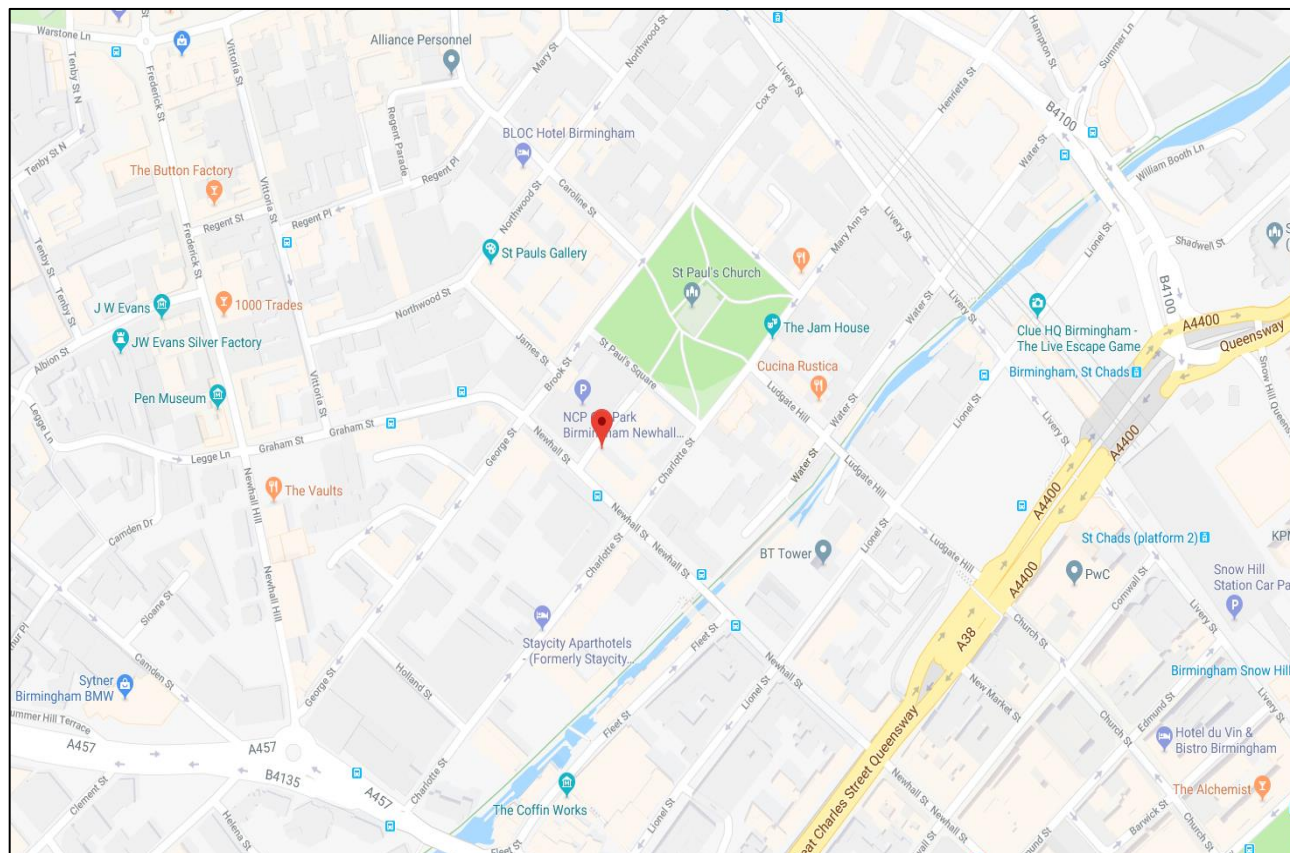
Or joint agent Colliers

Molly Cook / Richard Williams

Email: molly.cook@colliers.com richard.williams@colliers.com

Tel: 0121 265 7630

SUBJECT TO CONTRACT





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