

Part 4<sup>th</sup> Floor  
35 Newhall Street,  
Birmingham, B3 3PU



GERALDEVE

**TO LET**  
**SELF-CONTAINED OFFICE SUITE**

2,671 sq ft (248.13 sq m) IPMS



- **Central location in Birmingham City Centre**
- **Fully fitted office suite**
- **1 car parking space allocated**
- **Secure coded entry system with intercom**
- **Available now**





# GERALDEVE



### Location

The property is situated prominently on the corner of Newhall Street and Cornwall Street in the heart of Birmingham's business district. The property is within walking distance of Birmingham New Street and Snow Hill train stations.

35 Newhall Street has a double height feature reception, five storeys of offices with a secure basement.

### Description

The property comprises;

- Fitted office including; suspended ceiling (2.7m floor to ceiling height) with recessed lighting, air conditioning (4 pipe fan coil system), carpeted raised access floor with built in floor boxes and a server room in situ.
- Combination of open plan and glass partitioned meeting rooms
- Additional client meeting room with sub-dividable wall
- Separate fitted kitchen
- Secure entry system
- Managed reception with 24/7 security
- 1 car parking space in secure basement (£2,500 pa)
- Shower and locker facilities in basement
- Two 13 person passenger lifts (additional goods lift in rear of building)
- Male & female toilets

### Accommodation

We have measured the premises in accordance with IPMS as follows:

**2,671 sq ft (248.13 sq m)**

### Rateable Value

The property has a rateable value of £48,500 in the 2017 Rating List.

### Tenure

The property is available on a leasehold basis via a sub-lease lease expiring 31 July 2020.

### Rent

£61,433 per annum (excl. VAT)

### Planning

We understand the premises are authorised for use as B1 offices. Any interested parties are advised to make their own enquiries with the Council.

### EPC

The property has an EPC rating of C-52.

### Service Charge

The current service charge for the year ending 06/2019 is £22,144.56 pa.

### Viewing

By appointment only through the sole agents, Gerald Eve LLP:

Georgina Harrington  
gharrington@geraldve.com  
Tel. 0121 616 4833

George Bassi  
gbassi@geraldve.com  
Tel. 0121 616 4834



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