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



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

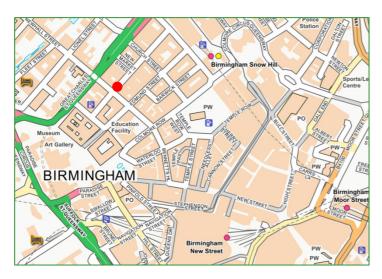
2,671 sq ft (248.13 sq m) IPMS





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







#### 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@geraldeve.com Tel. 0121 616 4833

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



#### Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

- 1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.

  2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
- 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
- 4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property