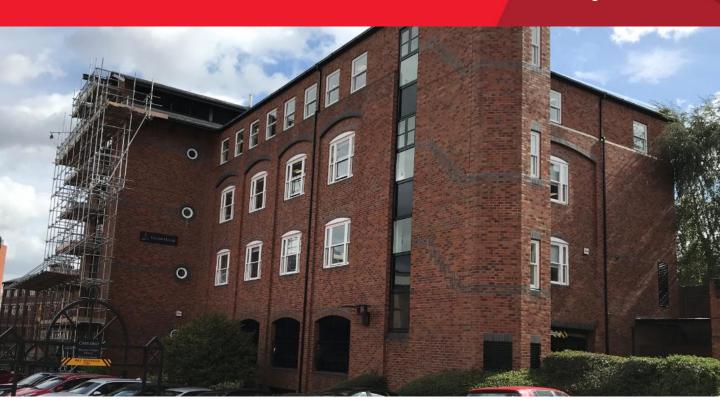


TO LET 2nd Floor Office Premises

Louisa House, 92 - 93 Edward Street, Birmingham, B1 2RA



605 sq m (6,512 sq ft) approximately

Property Highlights

- · Fully fitted office space in modern style
- · Vibrant location with a pleasant canal side setting
- · Under croft car parking at first floor level

For more information, please contact:

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cushmanwakefield.com



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Location

Quay Place is ideally situated in Birmingham City Centre, within a short walk of Brindleyplace, the Barclaycard Arena and International Convention Centre.

This location is one of the most vibrant in Birmingham, benefiting from a pleasant canal side setting close to a host of leisure and conference facilities.

With easy access from the M6 via the A38m, Quay Place is approached from Edward Street, just off King Edwards Road. Bus routes and New Street Railway Station is within reasonable walking distance.

Description

Quay Place provides an exceptional setting, configured as six individual character buildings around a central courtyard. Each building provides a unique style of office accommodation, with suites to Grade A standard.

Parking is provided at first floor level under cover offering secure car parking at a ratio of approximately 1:500 sq ft. The property is accessed off Edward Street through 24 hour manned security gates.

Louisa House is a modern office building arranged over 3 floors. The specification includes:

- LG7 lighting with PIR sensors
- 3 pipe VRF comfort cooling system
- · Fully fitted space
- Car parking
- Male, female and disabled WCs.

Accommodation

Description	Sq M	Sq Ft
Second Floor	605	6,512
Total NIA	605	6,512

Tenure

Sub letting of the second floor. The lease was signed on the 20th May 2016, for a 10 year period with a break clause on the 19th May 2021.

Rent

Rent upon application.

EPC

EPC Rating C 54.

Service Charge

Further information is available on request.

Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

Viewings

Strictly by appointment with the sole agents, Cushman & Wakefield.







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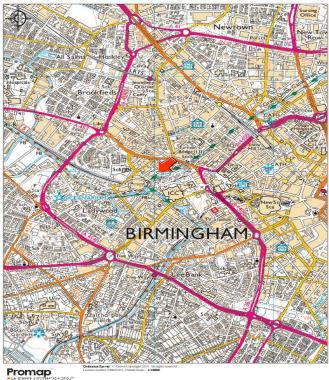




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Particulars prepared September 2018 Important Notice

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