



**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
- Undercroft car parking at first floor level

For more information, please contact:

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# TO LET 2<sup>nd</sup> Floor Office Premises

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

## 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
<b>Total NIA</b>	<b>605</b>	<b>6,512</b>

## Tenure

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

## Rent

Rent upon application.

## EPC

EPC Rating C 54.

## Service Charge

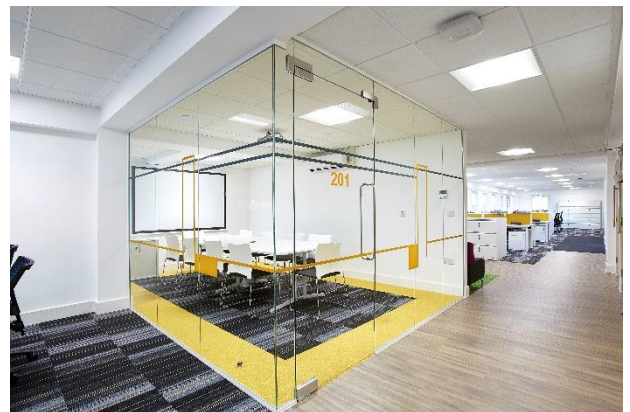
Further information is available on request.

## 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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