

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

FIRST & THIRD FLOOR OFFICE SPACE

**BOROUGH BUILDINGS, 58-72 JOHN BRIGHT ST,
BIRMINGHAM, B1 1BN**



2,994–6,313 SQ FT (278.1–586.4 SQ M) NIA

- PROMINENT LOCATION
- CHARACTER BUILDING
- FLEXIBLE TERMS
- DDA COMPLIANT

■
MY BUSINESS SPACE
MY MANAGEMENT
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MY INVESTMENT
MY AUCTIONS

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Location

The property is located in the heart of Central Birmingham fronting the pedestrianized area of John Bright Street. The new entrance to New Street Station is located a few minutes away together with the new Grand Central Retail Development comprising of 500,000 sq ft of retail space including the 250,000 sq ft John Lewis store.

The surrounding area is fast emerging as the main link to the shopping and leisure circuit with the Alexandra Theatre, the prestigious Mailbox and a number of bars/eateries nearby as well as planning permission for further bars, cafes and hotel being sought on adjacent properties.

Description

The building comprises a terraced office building of traditional masonry construction providing office accommodation over four floors. The vacant accommodation is located on the first & third floors. The first floor is mainly open plan but also includes partitioned offices suitable for meetings & training. The third floor has been split into a variety of office suites. In brief the refurbished accommodation includes:

- Carpeted floors
- Perimeter trunking
- Suspended ceilings incorporating Cat II lighting
- Gas fired central heating
- Kitchen area
- Male/Female & disabled toilets
- Passenger lift

Accommodation

	SQ FT	SQ M	S/CHARGE	RV
First Floor	2,994	278	£15,600	£26,000
Third Floor	3,319	308	£17,200	£27,500
TOTAL	6,313	586		

Energy Performance Certificate

Details available upon request.

Service Charge

We understand that a service charge is to be levied to cover the cost of services provided by the Landlord.

Tenure

The property is available on a FRI basis subject to contract. Terms to be agreed.

Rent

The rent is based on £8 per sq ft exclusive.

Business Rates

The in-going tenant will be responsible for the payment of Local Authority rates.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

VAT

We understand that the property is elected for VAT.

Legal Costs

Each party to pay their own legal costs.

Viewing

Strictly by prior appointment with sole letting agents, Mason Young Property Consultants.

Contact Details

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