

Contemporary · Central · Connected

Fully Fitted Office Suite Available To Let 2,126 sq ft

61-65 New Street, Birmingham B2 4DU

A better place to work

65 New Street delivers a premium, design-led specification which would make the perfect home to any occupier.

This fully fitted suite is located on the first floor and has been completely transformed to create a bespoke office that is ready to move into.

Designed and created by Estilo Interiors., the space has a modern industrial feel with exposed services, PIR controlled suspended LED and feature pendant lighting.

Two lightwells feature above the meeting room and breakout space giving the suite it's own unique identity.

The specification includes 16 workstations, breakout areas, kitchenette, meeting room, furniture and all data cabling and power has been connected.

Based on the vibrant New Street, the location of this property not only benefits from all methods of public transport but is also surrounded by an impressive range of restaurants, bars and shops.







A premium specification



Fully fitted Plug & Play



Exposed services



Feature light wells



New suspended LED lighting



DDA Compliant



Passenger lift serving all floors



Kitchen facilities



Concierge reception



Flexible open plan floor plate



New WC and shower facilities

Contemporary style that delivers

65 New Street can accommodate your needs without compromising on quality or space.

We believe we have created a suite that works., but we know every occupier is unique. If you require a different configuration, need more or less desks, the space is versatile - we can accommodate your needs.







First floor Rear suite

2,126 sq ft (198 sq m)

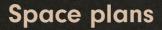


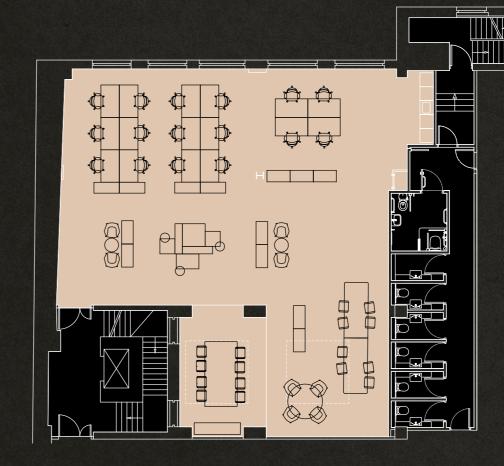


Office

Core

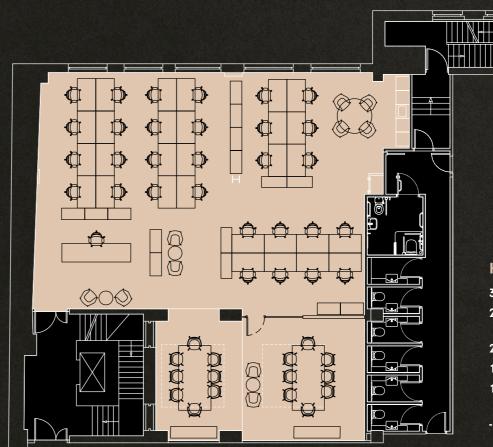
For indicative purposes only. Not to scale.





Low Density Current Fit out

- 16 workstations
- 1 8 person meeting room/ boardroom
- 5 Collaboration/breakout areas
- 1 Modern kitchenette inc. dishwasher & fridge
- Desk power and data cabling installed



High Density

- **30** workstations
- 2 8 person meeting rooms/ boardroom
- 2 Collaboration/breakout areas
- 1 Reception area
- 1 Modern kitchenette inc. dishwasher & fridge
- Desk power and data cabling installed



For a modern approach to a balanced workday





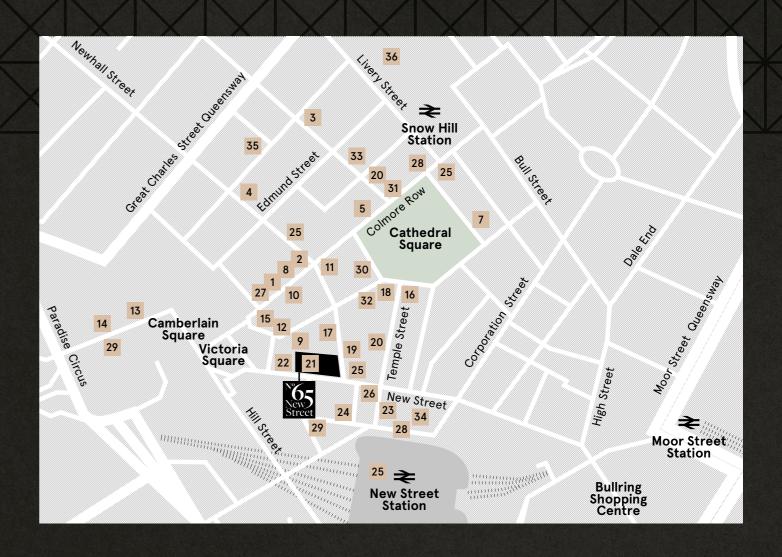


Location is everything, as is well being and work/life balance and 65 New Street has this covered off. The property is centrally located in the heart of the City Centre, surrounded by an abundance of amenities to suit everyone.

Whether it is fine dining and Michellin starred restaurants or more relaxed eateries and coffee houses. Retail therapy, taking a walk or joining a gym, everything is on the doorstep!

When it comes to connectivity, the building is situated in the middle of the City. Only a 2 minute walk from New Street Station and the Midland Tram Network, offering superb transport links across Birmingham and beyond - with trains taking you to London and Manchester in under one and a half hours!

- 1. The Ivy, Temple Row
- 2. Orelle, Colemore Row
- 3. Piccadilly Arcade, New Street
- 4. New Street Station



Local Amenities

Local Occupiers

- 1. Eversheds Sutherland
- 2. Arcadis
- 3. Turner & Townsend
- 4. Mott MacDonald
- 5. Pinsent Masons
- 6. Rothschild
- . Coutts

Bar & Restaurants

- 8. Orelle
- 9. Adam's
- 10. The Colmore
- 11. Vagabond
- 12. Purity
- 13. Dishoom
- 14. Albert's Schloss
- 15. Jamaya
- 16. The lvy
- 17. Rudy's Pizza
- 18. San Carlo
- 19. The Indian Streatery
- 20. The Botanist

Cafés and Coffee

- 21. Second Cup
- 22. Medicine Bakery
- 23. 200 Degrees
- 24. Faculty
- 25. Pret A Manger
- 26. Tim Hortons
- 27. Starbucks
- 28. Grand Central Kitchen
- 29. Yorks
- 30. Damascena

Hotels

- 31. The Grand
- 32. Premier Inn
- 33. Hotel du Vin
- 34. The Burlington

Gyms

- 35. Blaze
- 36. MK Health

Connectivity

With unrivalled access by road, rail and air, commuting to the city and conducting business has never been easier:



Road

The M40, M6 and M42 are all readily accessible, with a further link to the M1 and M5 motorways.



Bus/Tram

Regular bus and tram services operate from Corporation Street and Stephenson Street running along the arterial routes to and from the city.



Rail

The property is within walking distance of all three of Birmingham's train stations, New Street being a 2 minute walk away with Snow Hill and Moor Street stations around 5 minutes.



A

Birmingham Airport is only a 10 minute train journey from New Street Station and operates services to a host of international destinations.



Rent

On application.

Service Charge

A service charge will be levied to cover the costs of services provided by the landlord.

Business Rates

To be assessed.

Occupiers are advised to make their own enquiries via the Government <u>Website</u>.

EPC

Rating B (33).

Tenure

The property is available on a full repairing and insuring lease.
Terms to be agreed.

VAT

All figures are exclusive of VAT which will be payable.

Viewings and further information

To find out more or book a viewing, please contact our sole agents:



fisher german

Julie Perks m. 07469 404 041

e. julie.perks@realestate.bnpparibas

Charles Warrack

m. 07977 512 965

e. charles.warrack@fishergerman.co.uk

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited and Siddall Jones for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited, Siddall Jones nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. 01/2025.

Designed by Barques. barques.co.uk

