fisher german

11 Waterloo Street

Birmingham, B2 5TB

Leasehold
Office Suites

1,040 Sq Ft (96.61 Sq M)



To Let | £18,720 pa



Amenities

Open Plan

Raised Floor

Passenger Lift

11 Waterloo Street

1,040 Sq Ft (96.61 Sq M)

Description

- Fully furnished
- Air conditioning
- LED lighting
- Raised access floor
- Carpeted
- Lift access (there are some stairs to subject suites)
- WC
- Open plan accommodation
- Grade II* Listed

Location

The property is located on Waterloo Street, in the heart of the city centre. New Street, Snow Hill and Moor Street stations are within walking distance, as well as being in close proximity to the main bus routes in and out of the city. This location provides a number of amenities, including popular restaurants and bars, as well as being in close proximity to both Grand Central and the Bullring.

Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Description	Sq Ft	Sq M
Second Floor Rear	1,040	96.61

Locations

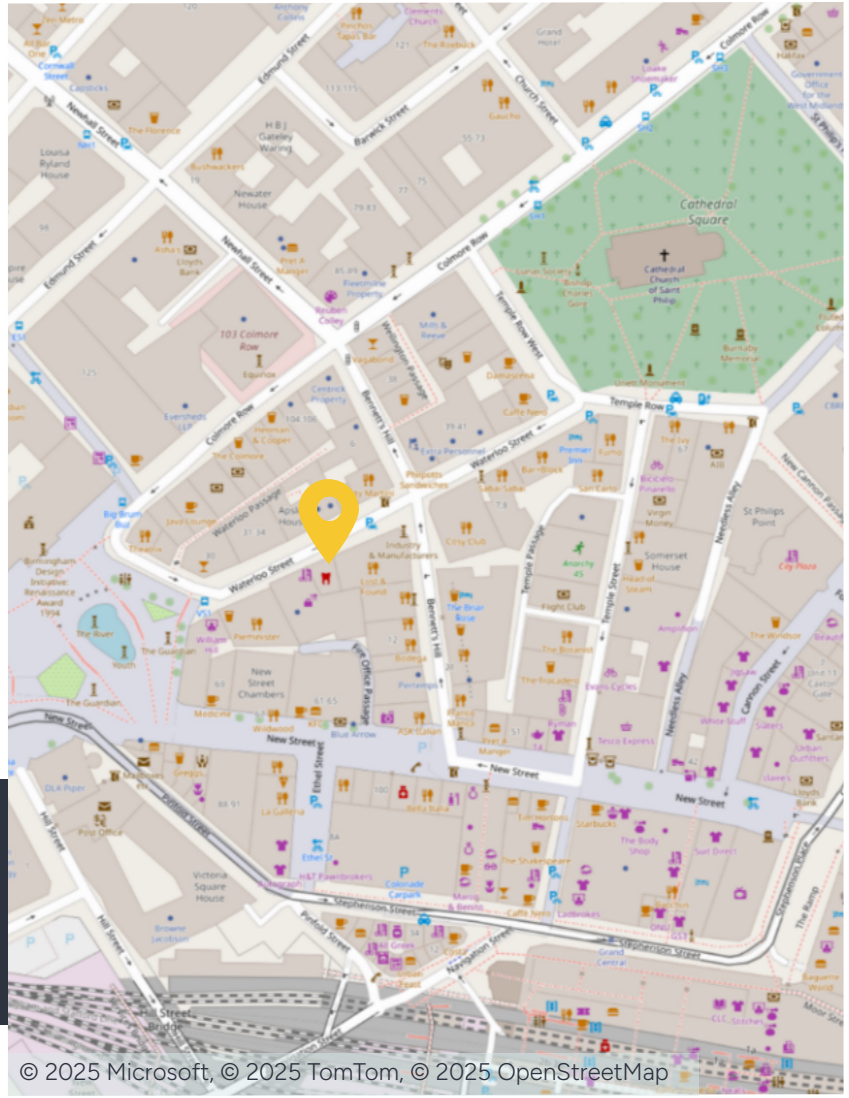
Colmore Row: 5 minutes walk
Victoria Square: 2 minutes walk
Chinese Quarter: 10 minutes walk

Nearest station

Snow Hill: 5 minutes walk

Nearest airport

Birmingham International: 10.9 miles



Further information

Lease Terms
The accommodation is available by way of a new lease from the landlord.

Rent
£18,720 per annum exclusive of VAT per suite.
Subject to Contract.

Tenure
Leasehold.

Business Rates
The in-going tenant will be responsible for the payment of local authority rates.

Services
We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

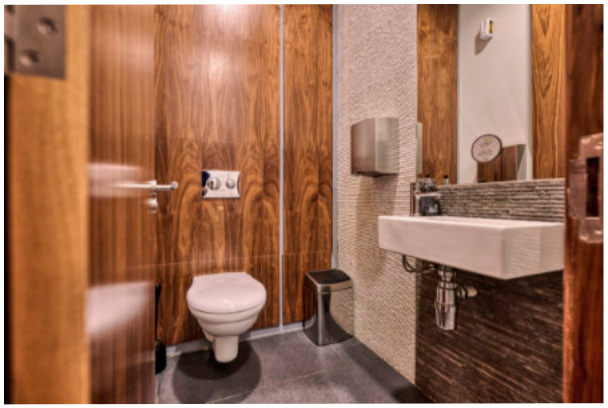
Legal Costs
Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings
Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings
Strictly by prior arrangement with Fisher German or our joint agents CBRE.













fisher german

Contact us



Charles Warrack
07977 512 965
charles.warrack@fishergerman.co.uk



Jack Upton
07484 043 229
jack.upton@fishergerman.co.uk

Or our joint agents:

CBRE

CBRE
0121 616 5555

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated October 2025. Photographs dated January 2024.