

**fisher
german**

11 Waterloo Street

Leasehold
Office Suites

Birmingham, B2 5TB

1,040-2,080 Sq Ft (96.61-193.22 Sq M)



To Let | £18,720 pa



Amenities



Open Plan



Raised Floor



Passenger Lift

11 Waterloo Street

1,040-2,080 Sq Ft (96.61-193.22 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
First Floor Rear	1,040	96.61
Second Floor Rear	1,040	96.61

Locations

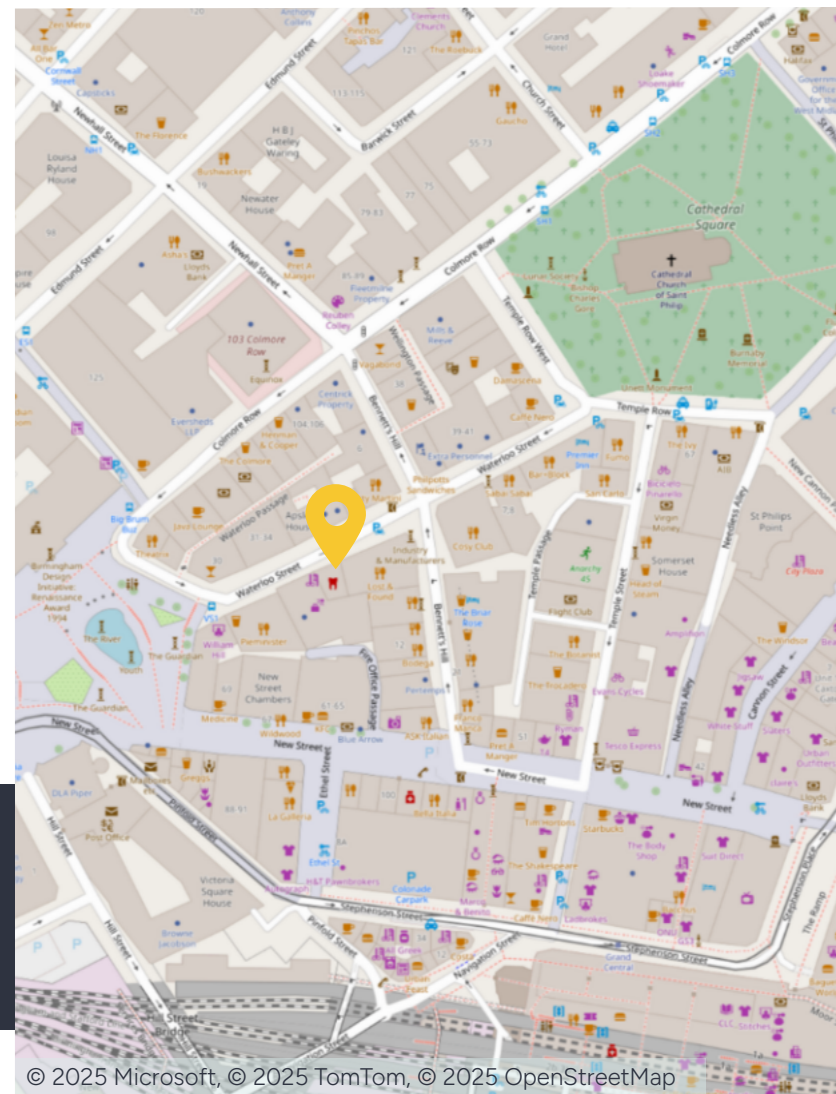
Colmore Row: 5 minutes walk
Victoria Square: 2 minutes walk
Chinese Quarter: 10 minutes walk

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

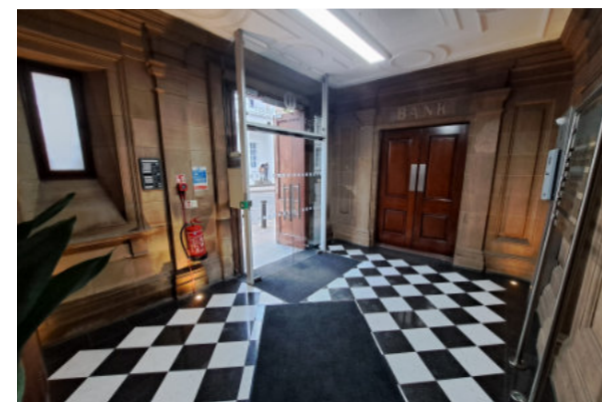
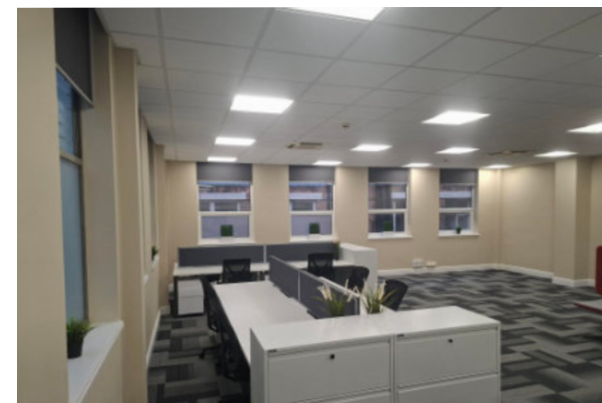
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

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.



Contact us



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Or our joint agents:

CBRE

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Particulars dated October 2025. Photographs dated January 2024.



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