



## Ground Floor Office with Basement

Essex House, 33 Horse Fair, Birmingham, B1 1DD

Leasehold | Office Premises To Let | 2,833 Sq Ft (263.20 Sq M)



**TO LET**





## Location

The subject property is located on the eastern side of Horse Fair close to its junction with Thorp Street, in Birmingham city centre.



## Description

The accommodation comprises ground floor office and banking hall premises, with basement area offering storage and staff welfare facilities.



## Accommodation

The accommodation has been measured by the Valuation Office Agency on a net internal area basis, as set out below.'

Floor	Sq Ft	Sq M
Ground Floor	2,103	195.40
Basement	730	67.80
<b>Total</b>	<b>2,833</b>	<b>263.20</b>



## Amenities



24/7



Meeting rooms



Kitchen



Basement storage



Rail



Transport links



## Further information

### Lease Terms

The accommodation is available by way of assignment of the existing lease or a sub-let of the whole. The passing rent is £45,410.15 per annum exclusive. The lease expiry is 28<sup>th</sup> September 2029.

### Tenure

Leasehold.

### Business Rates

The current Rateable Value is £38,750. Occupiers will be responsible for paying the business rates direct to the local authority.'

### 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.

### EPC

EPC rating of B.

### Legal Costs

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

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### Fixtures & Fittings

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

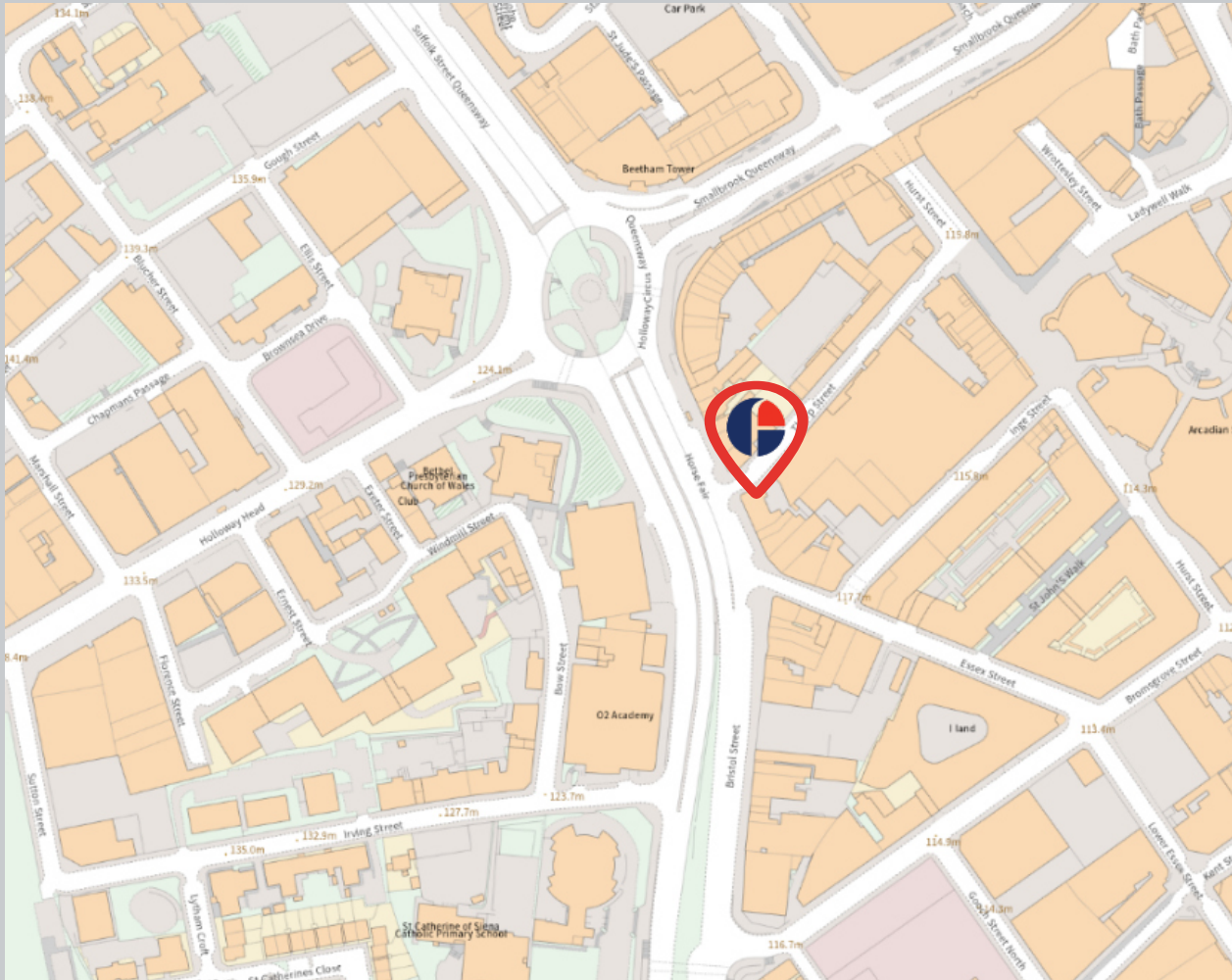
### Anti Money Laundering

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.

# Essex House, Birmingham



## Approximate Travel Distances



### Nearest Station

• Birmingham New Street - 0.3 miles



### Nearest Airport

• Birmingham International - 10 miles



## Viewings



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Particulars dated June 2023. Photographs dated June 2023.



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