

**fisher
german**

Cavendish House

Leasehold
City Centre Offices

39-41 Waterloo Road, Birmingham, B2 5PP

569-2,609 Sq Ft (53-242 Sq M)



To Let | £22.50 per sq ft



Amenities



Manned
Reception



Suspended
Ceilings



Perimeter
Trunking



VAV Air
Conditioning



Lift



Shower
Facilities

Cavendish House

569-2,609 Sq Ft (53-242 Sq M)

Description

Cavendish House has been extensively refurbished and features refreshed reception areas, lift lobbies, WCs and shower facilities.

The office space has also been refurbished to a high standard providing a contemporary feel.

Tenants benefit from access to a communal lounge area, with breakout and meeting space and access to a bookable boardroom.

- Manned reception
- Suspended ceilings with recessed LG7 lighting
- VAV air conditioning
- Perimeter trunking
- Excellent access and communications
- Flexible lease terms

Location

Cavendish House is one of the best positioned offices in the city with both New Street and Snow Hill stations within a 5 minute walk. The Metro and a number of bus services are also readily accessible. The building's city core location offers easy access to numerous retail and leisure amenities.

Accommodation

Description	Sq Ft	Sq M
Part 6 th Floor	2,355	219
Part 4 th Floor	912	84.72
Part 3 rd Floor	569	53
Part Ground Floor	2,609	242

Locations

Jewellery Quarter: 1.2 miles

Chinese Quarter: 2.8 miles

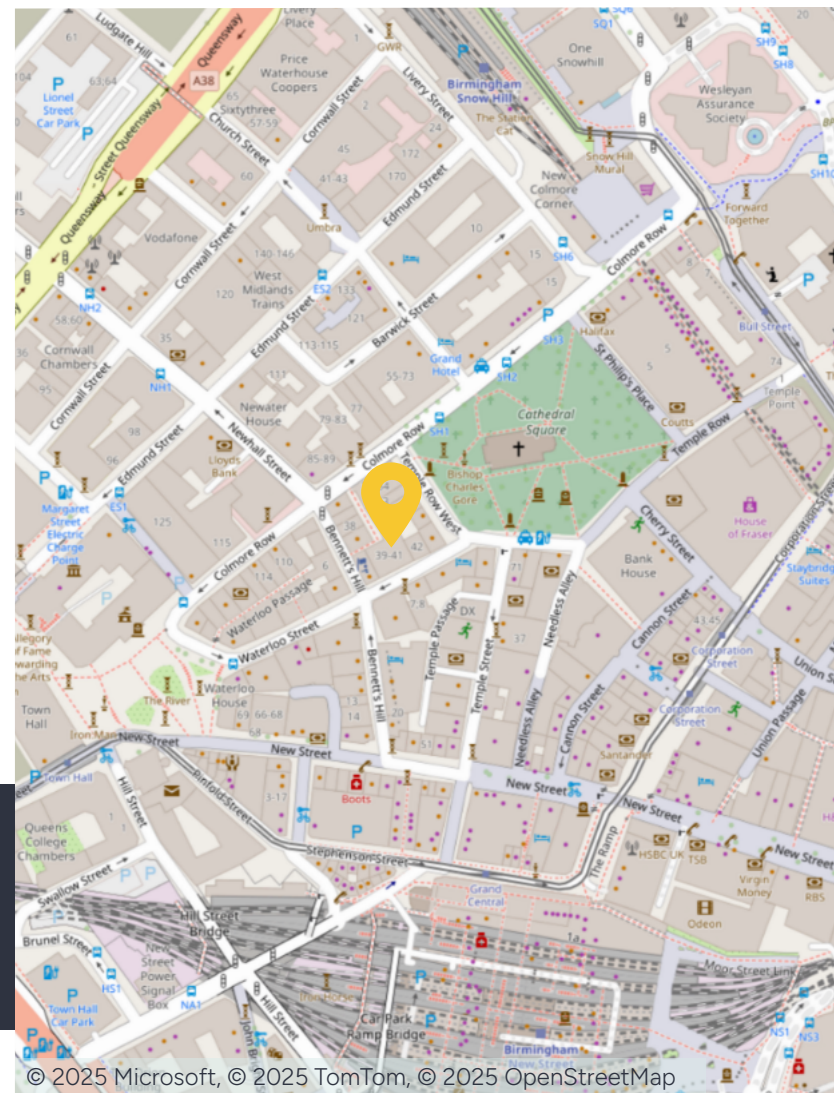
Harborne: 4.4 miles

Nearest station

Snow Hill: 0.8 miles

Nearest airport

Birmingham International: 11.3 miles



Further information

Lease Terms

The suites are available to let on new full repairing and insuring lease, terms to be agreed.

Tenure

Leasehold.

Rent

£22.50 per sq ft per annum exclusive. Subject to Contract.

Business Rates

Business rates will be the responsibility of the occupier and we recommend that interested parties make their own enquiries to the local authority.

Occupiers may be eligible for Small Business Rates Relief if a business only uses one property. Please check with 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.

Legal Costs

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

Service Charge

A service charge of circa £8.66 per sq ft will be levied toward the cost of the maintenance of the common parts.

EPC

The property has an EPC rating of C.

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

VAT is payable at the prevailing rate.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us



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