



To Let

1st and 2nd Floors Offices

- Prominent City Centre Location
- Close to local amenities

Maple House

150 Corporation Street, Birmingham, B4 6TB

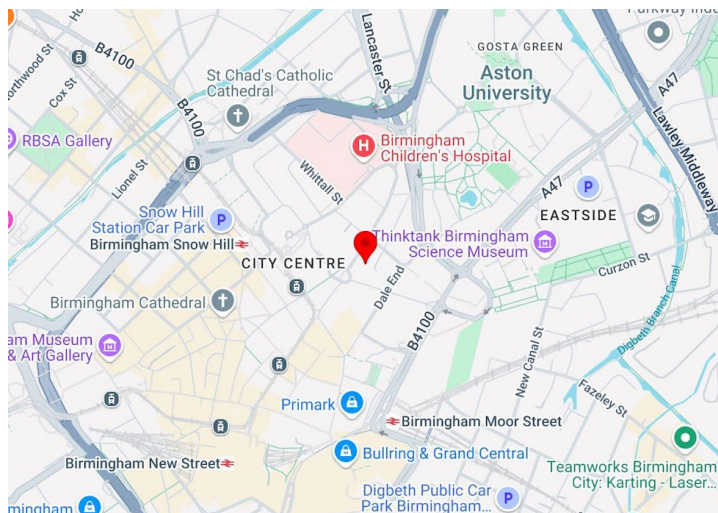
11,057 to 22,114 sq ft

1,027.23 to 2,054.46 sq m

Reference: #288152

Maple House

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Summary

Available Size	11,057 to 22,114 sq ft / 1,027.23 to 2,054.46 sq m
EPC	C (57)

Description

Maple House is a low-rise multi-tenanted building with offices on the ground and four upper floors. The building has a prominent entrance on Corporation Street leading to the manned reception area with visitor seating.

Maple House provides flexible bright office accommodation with raised access floors, suspended ceilings, air conditioning and recessed lighting. The building has cores to both the front and rear providing male, female and disabled WCs and lift and staircase circulation access.

There is a secure basement car park incorporating cycle storage.

Location

Maple House occupies a prominent corner city centre position at Old Square, fronting Corporation Street and the Priory Queensway in Birmingham's vibrant heart.

Situated just minutes from Birmingham New Street and Snow Hill stations, Maple House boasts excellent transport links to London and other major UK cities. The property's central location on Corporation Street provides immediate access to a diverse array of retail outlets, eateries, and services, with a Tesco Express providing facilities on the door step.

Positioned between the Colmore Business District and the law courts, Maple House places occupants in proximity to major financial institutions and professional and legal services firms. Cultural attractions like the Birmingham Museum and Art Gallery, the Bullring shopping centre, and the Jewellery Quarter are all within easy reach. Maple House is a short walk from both Aston University and Birmingham City University and Birmingham Children's Hospital.

The property is well-served by bus routes, the nearby metro and has both on-site and nearby car parking facilities and cycle facilities.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	11,057	1,027.23	Available
2nd - Office	11,057	1,027.23	Available
Total	22,114	2,054.46	

Specification

- Four pipe fan coil air conditioning
- 150mm full access raised floors
- Suspended ceilings with LG7 lighting
- Secure basement car parking
- Three passenger lifts
- Male, female and disabled WCs and shower facilities
- Manned reception

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