



**RENT**  
**£22.50**  
(per sq ft)



**SERVICE CHARGE**  
**Circa £8.66**  
(per sq ft)



**EPC RATING**  
**C**



**Cavendish House**  
**39-41 Waterloo Road, Birmingham, B2 5PP**

Leasehold | City Centre Offices | 569 - 2,609 Sq Ft (53 - 242 Sq M)



**TO LET**





## 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.



## 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.



## Accommodation

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

Floor	Sq Ft	Sq M
Part 6 <sup>th</sup> Floor	2,355	219
Part 5 <sup>th</sup> Floor	646	60
Part 3 <sup>rd</sup> Floor	569	53
Part 1 <sup>st</sup> Floor *	1,445	134
Part Ground Floor	2,609	242

\* Available Q1 2024



## 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.

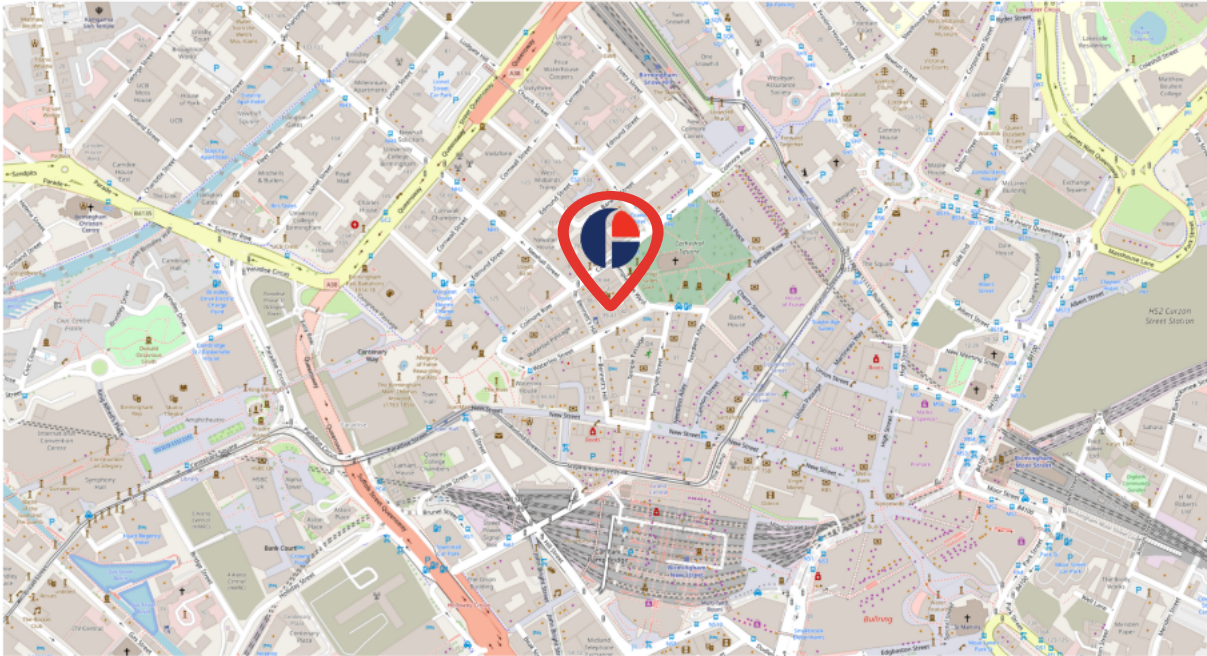
### Anti Money Laundering

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

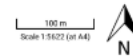
### VAT

VAT is payable at the prevailing rate.

# Cavendish House, Birmingham



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## Approximate Travel Distances



### 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



## Viewings



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Particulars dated September 2023. Photographs dated September 2023.

