

**fisher
german**

Lancaster House

Leasehold
Modern Office Suites

67 Newhall Street, Birmingham, B3 1NQ

1,031 - 14,234 Sq Ft (95.78 - 1,322.37 Sq M)



To Let



Amenities



Commissionaire



New VRV Air
Conditioning



Raised Floors



Kitchen



Bike Storage



Car Parking

Lancaster House

1,031 - 14,234 Sq Ft (95.78 - 1,322.37 Sq M)

Description

Lancaster House offers high specification office space, including the following features:

- New VRV air conditioning.
- Raised access floors.
- New suspended ceilings with integral LED lighting.
- On site car parking.
- Commissionaire.

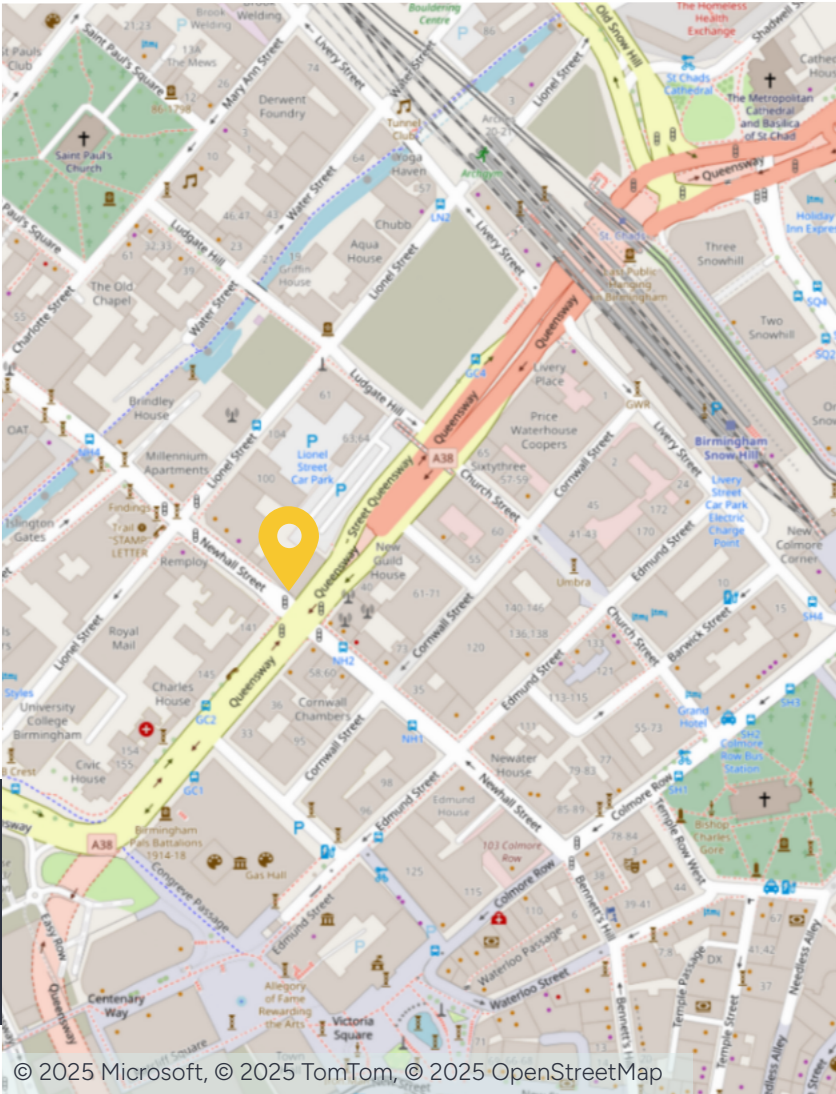
Location

Lancaster House occupies a prominent position on the junction of Newhall Street and Great Charles Street, within central Birmingham.

It is located just minutes from the abundance of local amenities and transport infrastructure situated in the city centre.

Accommodation

Description	Sq Ft	Sq M
Part 1 st Floor	1,031	95.78
Part 2 nd Floor	5,465	507.71
Part 3 rd Floor	2,250	209.00
Part 4 th Floor	2,197	204.00
Part 5 th Floor	3,291	305.74



Locations

Colmore Row: 0.2 miles

Nearest station

Birmingham New Street: 0.25 miles

Nearest airport

Birmingham International: 12 miles

Further information

Rent

On application.

Lease Terms

A new lease is available directly from the landlord.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

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.

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

The property has an EPC rating of C.

Service Charge

A service charge will be payable for the landlord's services provided to the common areas.

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 KWB.



Contact us



Charles Warrack

0121 561 7885

charles.warrack@fishergerman.co.uk



Arjun Delay

0121 561 7884

arjun.delay@fishergerman.co.uk



Or our joint agents: KWB

Malcolm Jones

0121 212 5992

mjones@kwboffice.com

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated September 2025. Photographs dated September 2025.



This brochure is fully recyclable