



81-86 New Street Birmingham, B2 4BA

Leasehold | Superb Office Suites | 1,006 - 3,308 Sq Ft (93.46 - 307.32 Sq M)



TO LET



Location

The property is prominently positioned on New Street, with superb views overlooking Victoria Square. It is thus very well situated in Birmingham's commercial quarter, with all of the city's amenities and transport hubs immediately to hand.



Description

The suites comprises an attractive modern office accommodation with the following specification:

self contained office on the second floor and benefits from:

- Air conditioning/comfort cooling.
- Lift access to 81 New Street.
- Attractive WC and kitchen areas.

81 New Street is accessed via an attractive entrance lobby with a passenger lift. 86 New Street has its own dedicated entrance with access to the suites via a staircase.



Accommodation

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

Floor	Sq Ft	Sq M
81 New Street		
First Floor, 81	1,232	114.46
Second Floor, 81	3,308	307.32
Third Floor, East Wing, 81	2,657	246.84
Third Floor, West Wing, 81	1,006	93.46
86 New Street		
First Floor, Rear, 86	1,118	103.86
Second Floor, Rear, 86	1,091	101.36



Amenities



Lift



City Centre
Location



Transport Links



Air Conditioning



Open Plan



Shower



Further information

Lease Terms

The accommodation is available to let on terms to be agreed. The quoting terms can be made available on request to the letting agent Fisher German LLP.

Rent

81 New Street

First Floor, 81: £27,100 per annum

Second Floor, 81: £57,900 per annum

Third Floor, East Wing, 81: £58,450 per annum

Third Floor, West Wing, 81: £22,000 per annum

86 New Street

First Floor, Rear, 86: £20,600 per annum

Second Floor, Rear, 86: £20,200 per annum

Tenure

Leasehold.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

Some of the suites might benefit from Small Rates Relief.

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 is payable in respect of the upkeep of the common parts.

EPC

EPC ranging from B to C (subject to suite).

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

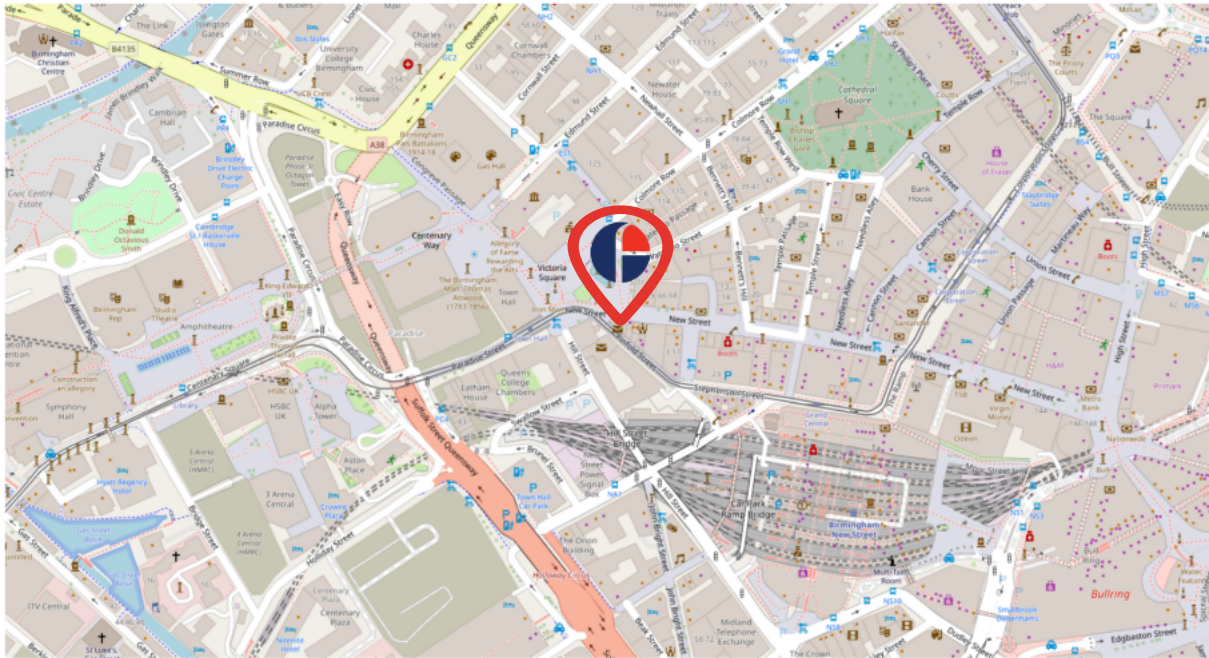
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

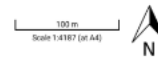
Strictly by prior arrangement with the sole agents.



81-86 New Street, Birmingham



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Approximate Travel Distances



Locations

- Wolverhampton - 18.4 miles
- Coventry - 20.2 miles
- Leicester - 44.9 miles



Nearest Station

- Birmingham New Street - 0.3 miles



Nearest Airport

- Birmingham International - 9.7 miles



Viewings



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Ellie Fletcher



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Particulars dated May 2024. Photographs dated March 2025.

