

34-35 Ludgate Hill, Birmingham, B3 1EH



**TO LET (MAY SELL)**

Self-Contained Office Building with Parking

**Net Internal Area: 4,946 ft<sup>2</sup> (459.46 m<sup>2</sup>)**

**Location**

The property is situated on Ludgate Hill in Birmingham's Jewellery Quarter an established office location within close proximity to the Central Business District and with numerous leisure and retail facilities close by.

Birmingham city centre is approximately 10 minutes' walk and St. Pauls Square Metro Link is within 5 minutes' walk, running directly to Birmingham Snow Hill Train Station. National motorway access is provided by Junction 6 of the M6 Motorway approximately 2 miles distant.

**Description**

The property comprises a self-contained office building of brick construction providing a mixture of open plan and individual accommodation over five floors.

The lower ground floor comprises meeting room, toilet facilities and integrated kitchen with additional storage.

The ground floor benefits from an open plan reception area with integral office and additional meeting and boardroom to the rear.

The first floor provides a large open plan office area with perimeter meeting rooms or directors' offices, WC facilities and kitchenette with the remaining floors being predominately open plan accommodation.

Kitchen facilities are provided at lower ground floor level and separate male and female W.C facilities are provided on the lower ground, first and third floors.

The offices has been recently refurbished and benefits from emulsion coated white walls, carpet flooring, air conditioning and gas fired central heating.

Secure parking for at least three cars is accessed directly off Ludgate Hill via the roller shutter door to the front elevation.

**Accommodation**

Office	m <sup>2</sup>	ft <sup>2</sup>
Lower Ground Floor	47.01	506
Ground Floor	87.41	941
First Floor	123.13	1,325
Second Floor	124.44	1,340
Third Floor	77.47	834
<b>Total (NIA) approx.</b>	<b>459.46</b>	<b>4,946</b>

