



APSLEY HOUSE

35 WATERLOO STREET
BIRMINGHAM B2 5TJ



FOR SALE FREEHOLD



Standing proudly within the Colmore Business District, Apsley House is a prestigious and handsome, 19th Century, Grade II listed office building.



Having been originally designed as a private residence, the architectural features displayed on the splendid façade now conceal four floors of modern office space. A later extension provides additional office accommodation set around an internal courtyard, while extensive storage facilities can be found in the basement. With predominantly open-plan office space, air-conditioning, a passenger lift connecting all upper floors and situated in the city centre, Apsley House is eminently suitable for a range of discerning occupiers.





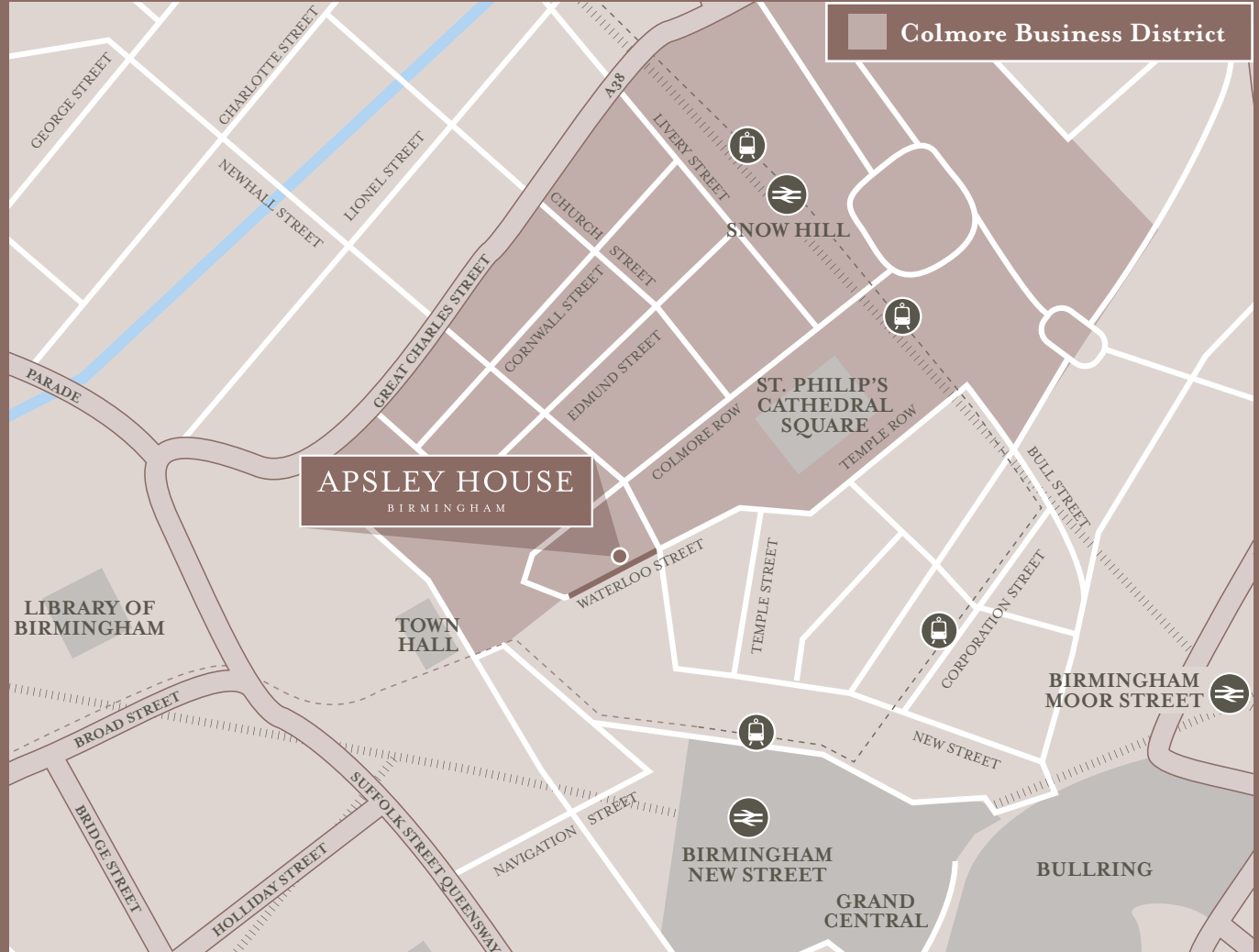
Accommodation

The property extends to the following approximate internal floor areas (RICS Property Measurement IMPS3):

	SQ FT	SQ M
Basement	2,224	206.64
Ground floor	1,916	117.96
First floor	2,234	207.51
Second floor	2,219	206.12
Third floor	1,176	109.29
TOTAL	9,769	907.52

These areas include 'limited use areas' of approximately 420 sq ft (39.02 sq m).

Measured to Gross Internal Area the property extends to approximately 12,628 sq ft (1,173.20 sq m).



A beautiful building in a perfect city centre location.

With the city's key transport links within just a few minutes' walk, a Michelin-starred restaurant literally on the doorstep and the widest range of shopping, recreational and leisure facilities all within walking distance, Aspley House couldn't be better placed for business.

Use

The property is currently being used as offices within Use Class E.

The property could be suitable for other city centre uses, subject to planning.

EPC

The property has an EPC rating of band D, with a score of 76 points.

Business Rates

The property has a 2017 rateable value of £89,500.

Terms

Offers in excess of **£2,500,000** are invited for the **freehold** interest, with vacant possession, subject to contract.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise.

Legal Costs

Each party to bear their own legal and professional costs in connection with this transaction.



Contact

For further information or to arrange a viewing, contact sole agents:



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