



## RENT

£19.00 per sq ft pax  
(Exclusive of VAT)



## EPC RATING

C 73



## Latham House

33-34 Paradise Street, Birmingham, B1 2AJ

Leasehold | Offices Suites | 951 - 20,956 Sq Ft (88.35 - 1,946.87 Sq M)



# TO LET





## Location

Latham House is superbly situated, being opposite both the brand new Paradise Office Development and Birmingham Town Hall.

Being situated in the city core, it is close to all of the main amenities and transport infrastructure. There is a tram stop opposite the property.



## Description

Latham House comprises circa 24,000 sq ft of commercial accommodation arranged over basement, ground and six upper floors, with a typical floor plate of 4,000 sq ft.

The building is accessed via an attractive dedicated entrance with both lift access and stairway access to the upper floors.

The specification of the available accommodation includes:

- Open plan floor plates.
- VRF heating and cooling system.
- Demised kitchen facilities.
- Full fibre connectivity.
- Two passenger lifts.

The building has a basement car park with secure cycle parking and shower facilities.



## Accommodation

The accommodation has been measured on an IPMS3 basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Ground Floor	3,731	346.62
First Floor Rear	2,895	268.95
First Floor Front	1,208	112.23
Second Floor	4,019	373.38
Third Floor	4,025	373.93
Fourth Floor	4,127	383.41
Fifth Floor Suite	951	88.35



## Amenities



Attractive Entrance



Passenger Lifts



Open Plan



Kitchen Facilities



Cycle Rack



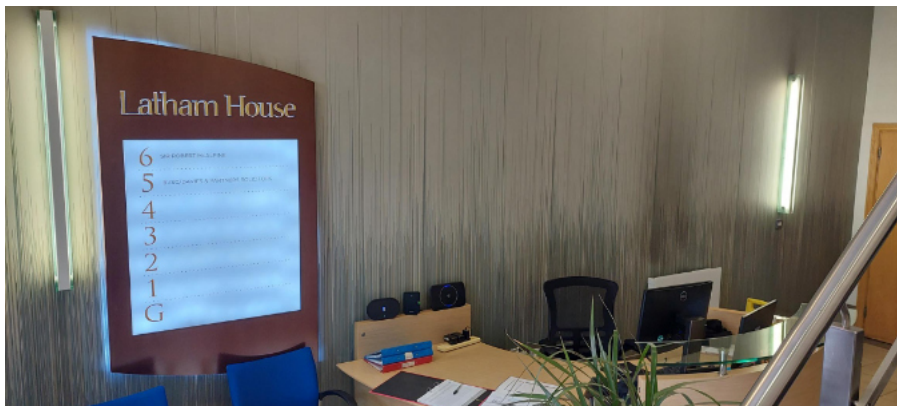
Parking







## Further information



### Lease Terms

The accommodation is available to let on new lease terms, to be agreed. Subject to contract.

### Rent

£19.00 per sq ft per annum exclusive. Subject to contract.

### Tenure

Leasehold.

### Business Rates

Occupiers will be responsible for paying Business Rates directly to the 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 will be payable in respect of the landlord's services provided. Further details available from the letting agent.

### EPC

The EPC rating is C 73.

### 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

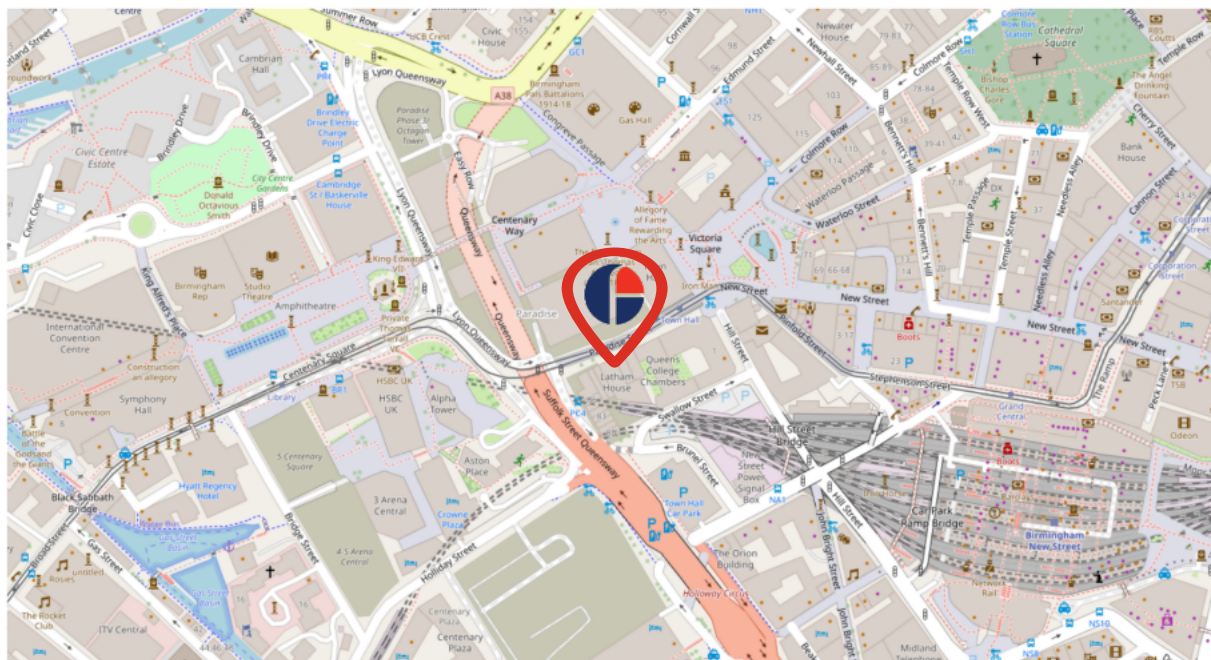
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

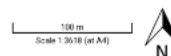
Strictly by prior arrangement Fisher German or our joint agents BNP Paribas Real Estate.



# Latham House, Birmingham



Produced on Land App, Mar 26, 2025.  
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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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Particulars dated May 2025. Photographs dated March 2025.