

**fisher
german**

81-86 New Street

Leasehold
Superb Office Suites

Birmingham, B2 4BA

1,006-3,308 Sq Ft (93.46-307.32 Sq M)



To Let



Amenities



Lift



City Centre
Location



Transport
Links



Air
Conditioning



Open Plan



Shower
Facilities

81-86 New Street

1,006-3,308 Sq Ft (93.46-307.32 Sq M)

Description

The suites comprise attractive modern office accommodation with the following specification:

- 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.

The building is Grade II Listed.

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.

Accommodation

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

Locations

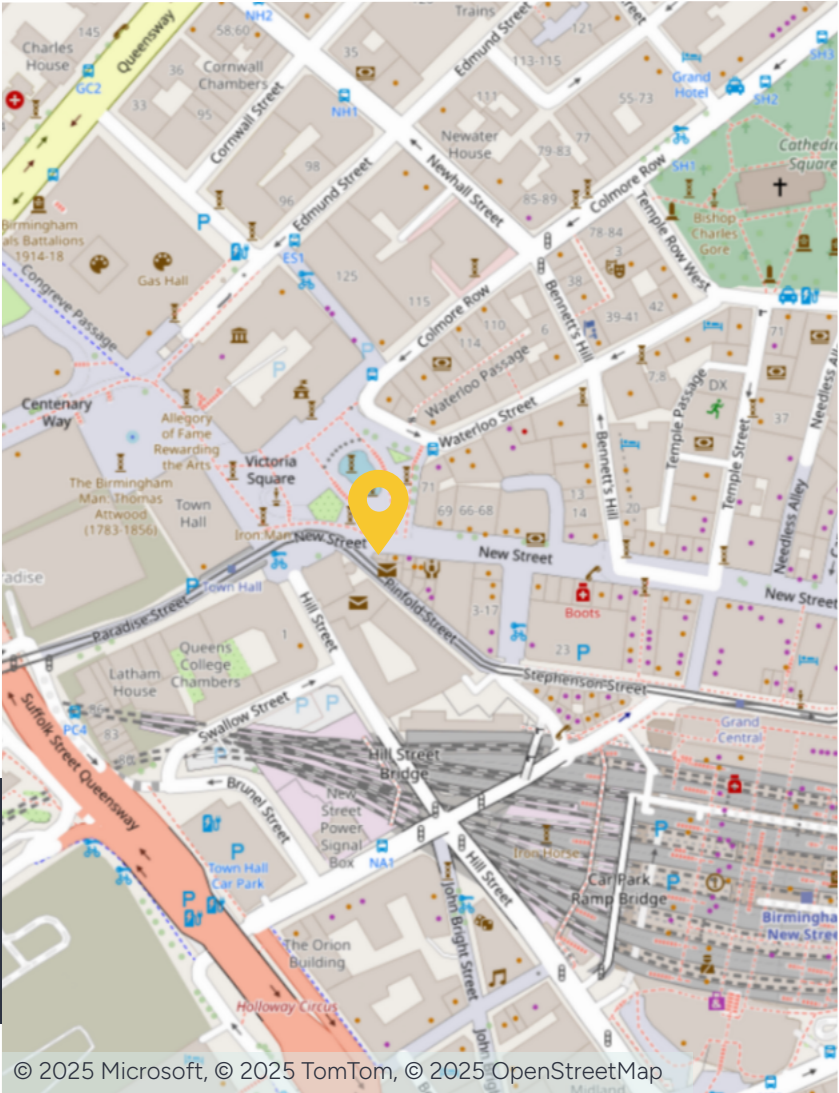
Wolverhampton: 18.4 miles
Coventry: 20.2 miles
Leicester: 44.9 miles

Nearest station

Birmingham New Street: 0.3 miles

Nearest airport

Birmingham International: 9.7 miles



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

Second Floor: £57,900 per annum
Third Floor, East Wing: £58,450 per annum
Third Floor, West Wing: £22,000 per annum

86 New Street

First Floor, Rear: £20,600 per annum
Second Floor, Rear: £20,200 per annum

Tenure

Leasehold.

Business Rates

Occupiers will be responsible for paying business rates directly 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.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Charles Warrack

0121 561 7885

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Ellie Fletcher

0121 561 7888

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Particulars dated October 2025. Photographs dated March 2025.



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