

AVISON YOUNG

Lombard House, 145 Great Charles Street Queensway, Birmingham, B3 3LP

Office To Let | Rent on application | 1,865 to 18,169 sq ft

Prominent City Centre Office offering both CAT A and plug and play suites.





Key Points

- On-site car parking
- DDA compliant
- Cycle storage, lockers and shower facilities
- Business lounge with concierge and WiFi
- LED lighting with PIR sensors
- Zero dilapidation premium costs

Description

Lombard House is a landmark city centre office building offering bright and spacious accommodation. The space is available to suit your needs and can be provided to a Category A standard, or with your own bespoke fit-out. There are also a number of plug and play suites available.

Location

Highly accessible and strategically located workspace in the heart of the city's commercial district. Positioned directly on Great Charles Street, the building sits close to major business, leisure and retail hubs such as Paradise, Colmore Row and the Jewellery Quarter, making it an ideal base for client meetings and staff amenities. It benefits from excellent public transport links: Birmingham Snow Hill Station and its tram stop are approximately a 5-10 minute walk, while Birmingham New Street Station is around 8-10 minutes A number of bus routes also serve stops adjacent to the building, offering easy onward connections across the city. This combination of central placement and proximity to multiple transport options ensures Lombard House is well-connected for staff commuting and business travel alike.

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Summary

- Rent: Rent on application
- Business rates: £8.92 per sq ft Average of floors available.
- Service charge: £8.10 per sq ft
- VAT: Applicable. payable at the prevailing rate
- Legal fees: Each party to bear their own costs
- EPC: C
- Lease: New Lease

Further information

- View details on our website
- View Microsite

Contact & Viewings



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Accommodation

Name	sq ft	sq m	Availability
6th - Part	5,500	510.97	Available
5th - Front	6,087	565.50	Available
5th - Rear	1,870	173.73	Available
4th - Part	2,847	264.49	Available
Ground	1,865	173.26	Available
Total	**18,169**	**1,687.95**	

Specifications

Specifications include:
- On-site car parking
- Fully DDA compliant
- New communal roof terrace
- Cycle storage, lockers and shower facilities
- Business lounge with concierge and WiFi
- LED lighting with PIR sensors
- EPC C
- VRF Air conditioning
- On floor male and female WCs

For further details or to arrange an inspection, please contact one of our agents.

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GROUND FLOOR











