

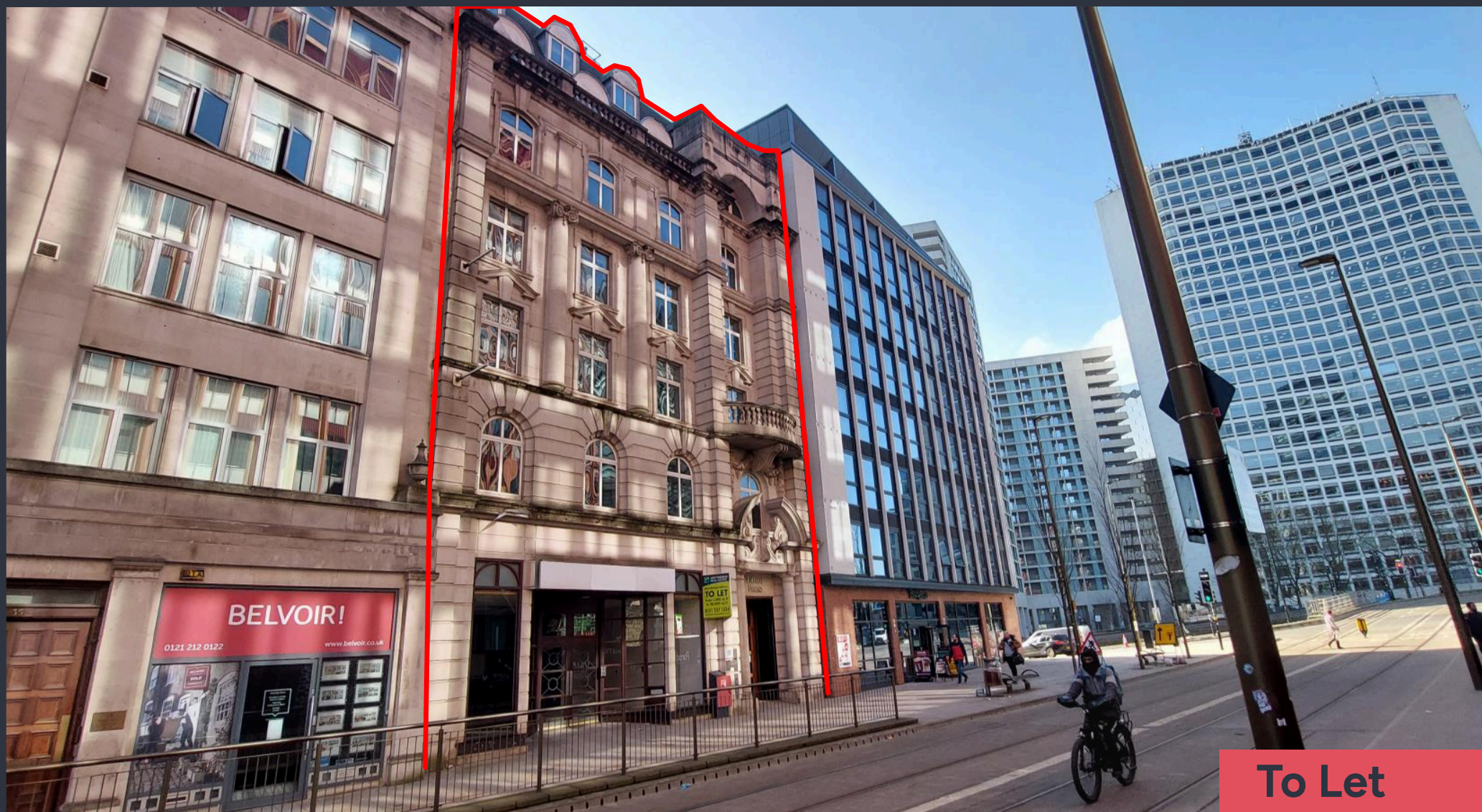
**fisher
german**

Ground Floor, Latham House

33-34 Paradise Street, Birmingham, B1 2AJ

Leasehold
Retail/Office/Class E Use

3,731 Sq Ft (346.62 Sq M)



To Let



Upper floor offices available in addition if required

Amenities



Attractive
Entrance



Parking



Cycle Rack

Ground Floor, Latham House

3,731 Sq Ft (346.62 Sq M)

Description

Superb ground floor commercial retail/office/Class E accommodation.

Upper floor offices from 951 sq ft available in addition if required.

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.

Accommodation

Description	Sq Ft	Sq M
Ground Floor	3,731	346.62

Locations

Wolverhampton: 18.4 miles

Coventry: 20.2 miles

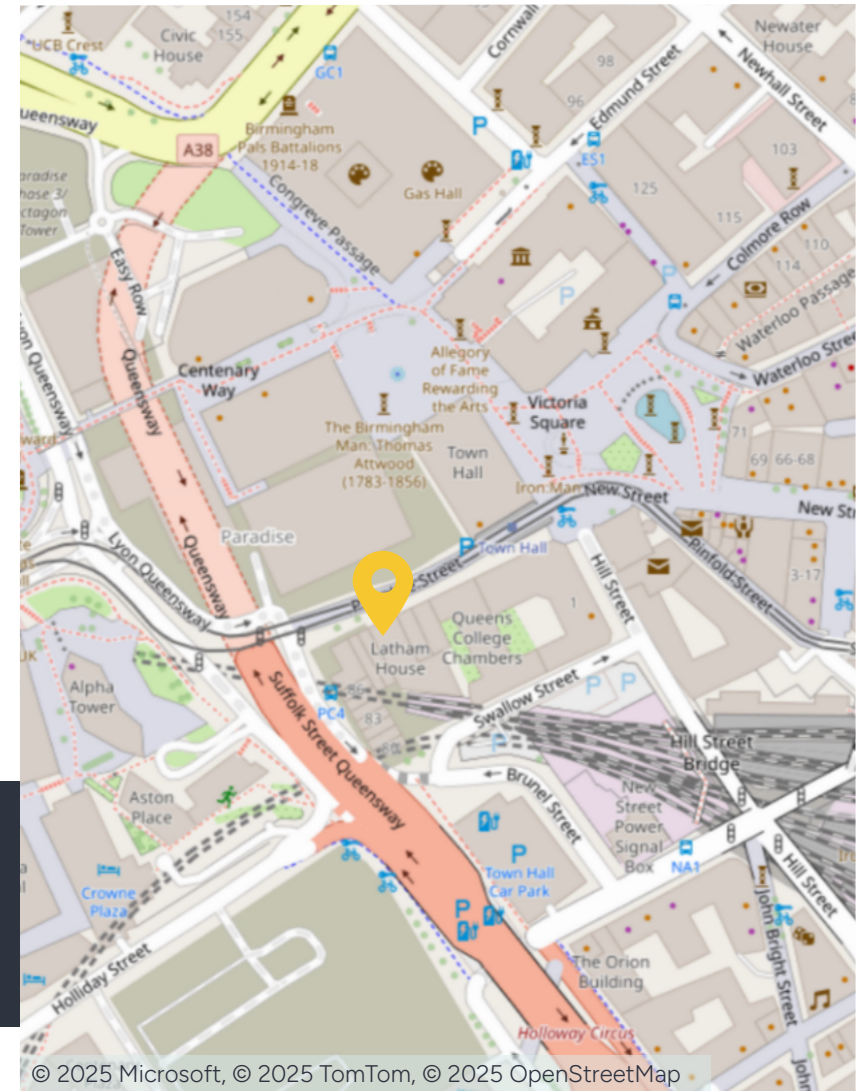
Leicester: 44.9 miles

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 new lease terms, to be agreed. Subject to contract.

Rent

On application.

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.

Contact us



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Or our joint agents: BNP Paribas Real Estate

Julie Perks

0121 237 1215

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Particulars dated October 2025. Photographs dated March 2025.



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