

**fisher
german**

Essex House

33 Horse Fair, Birmingham, B1 1DD

Leasehold
Ground floor office with basement

2,833 Sq Ft (263.20 Sq M)





Amenities



24/7 Access



Meeting Rooms



Kitchen



Basement Storage



City Centre Location



Transport Links

Essex House

2,833 Sq Ft (263.20 Sq M)

Description

The accommodation comprises ground floor office and banking hall premises, with basement area offering storage and staff welfare facilities.



Location

The subject property is located on the eastern side of Horse Fair close to its junction with Thorp Street, in Birmingham city centre.

Accommodation

Description	Sq Ft	Sq M
Ground Floor	2,103	195.40
Basement	730	67.80
Table footer	2,833	263.20

Locations

Coventry: 23.7 miles

Wolverhampton: 15.6 miles

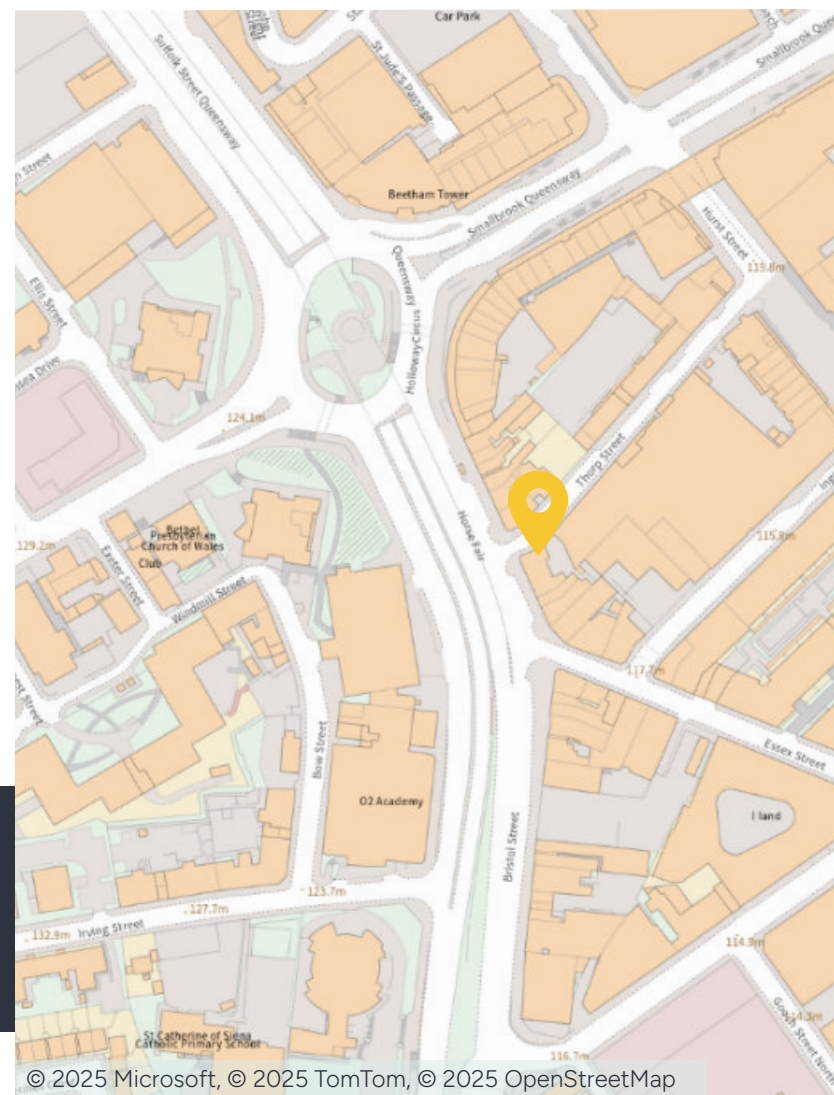
Solihull: 8.8 miles

Nearest station

Birmingham New Street: 0.3 miles

Nearest airport

Birmingham International: 9.2 miles



Further information

Lease Terms

The accommodation is available by way of assignment of the existing lease or a sub-let of the whole.

The passing rent is £45,410.15 per annum exclusive. The lease expiry is 28th September 2029.

Tenure

Leasehold.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

The current Rateable Value is £42,500.

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.

EPC

The EPC rating is B.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

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

07977 512 965

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Particulars dated August 2026. Photographs dated July 2023.



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