

**fisher
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Charter House

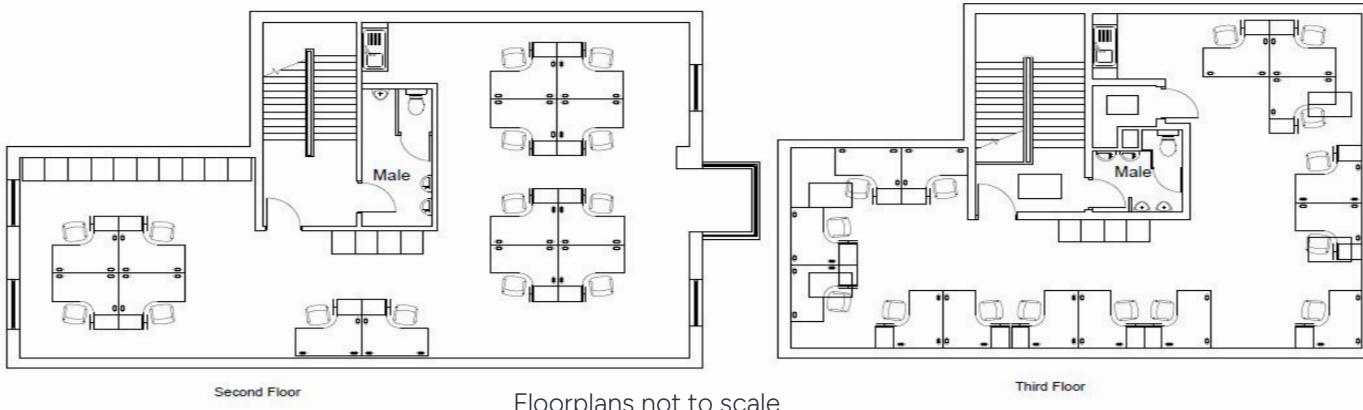
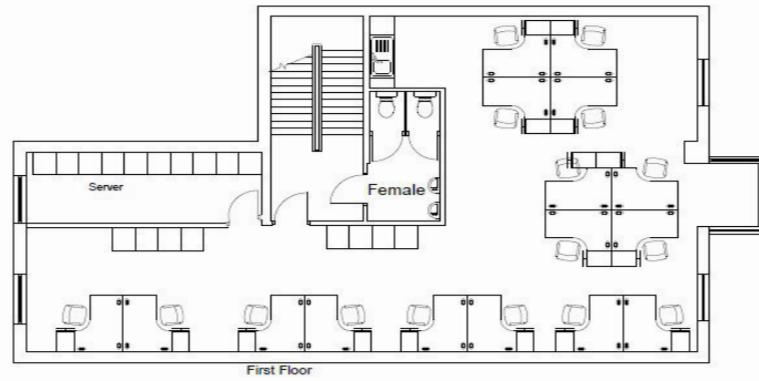
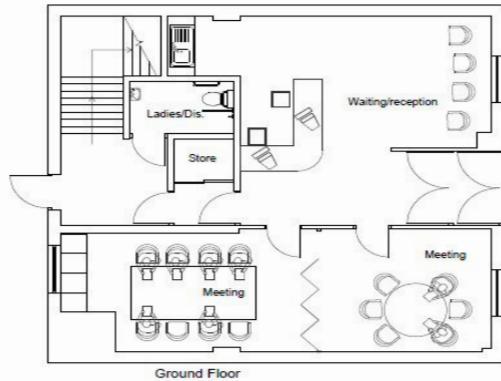
Freehold

Four Storey Modern Office Premises

163 Newhall Street, Birmingham, B3 1SW

3,911 Sq Ft (363.31 Sq M)





Floorplans not to scale

Charter House

3,911 Sq Ft (363.31 Sq M)

Description

The building consists of a mid terrace modern four storey office building of traditional brick construction, understood to have been built in the early 1990s.

Accommodation is arranged over ground, first, second and third floors. Each floor has its own WC and kitchen facilities.

The ground floor is accessed off Newhall Street and comprises an attractive reception area with meeting rooms off. The ground floor can also be accessed from the rear car park.

A stairwell leads to the first, second and third floors, all of which are in an open plan configuration. The specification includes the following:

- Carpeted floors
- Floor boxes
- Perimeter trunking
- Suspended ceilings

Amenities



Air Conditioning



Jewellery Quarter



Freehold



Shower Facilities



Parking



Transport Links

Location

163 Newhall Street is in a prominent position fronting Newhall Street, close to the junction with Charlotte Street. It is ideally located very close to St Paul's Square, and the central business district is circa a six minute walk.

The building is very well located, being circa 3 miles from Junction 6 of the M6 motorway, which links directly on to the national motorway network.

Locations

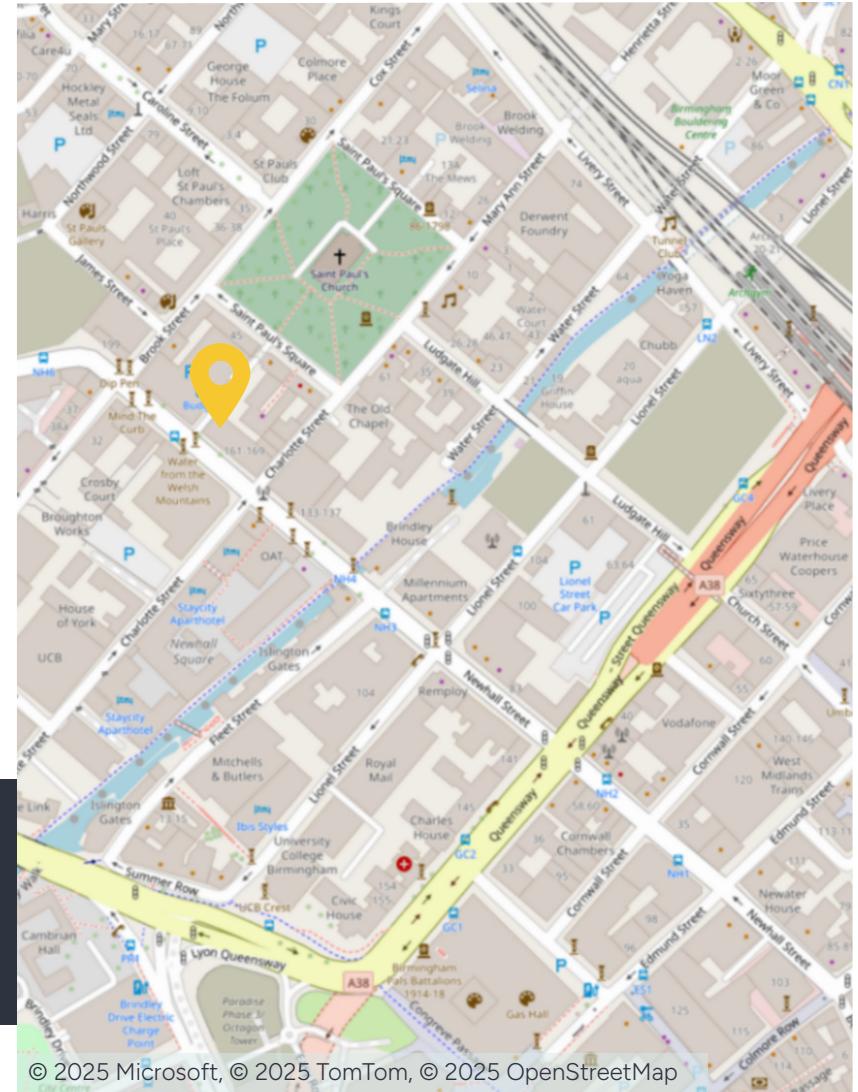
St Paul's Square: 0.1 miles
Bull Ring: 0.8 miles
Colmore Row: 0.3 miles

Nearest station

Birmingham Snow Hill: 0.3 miles

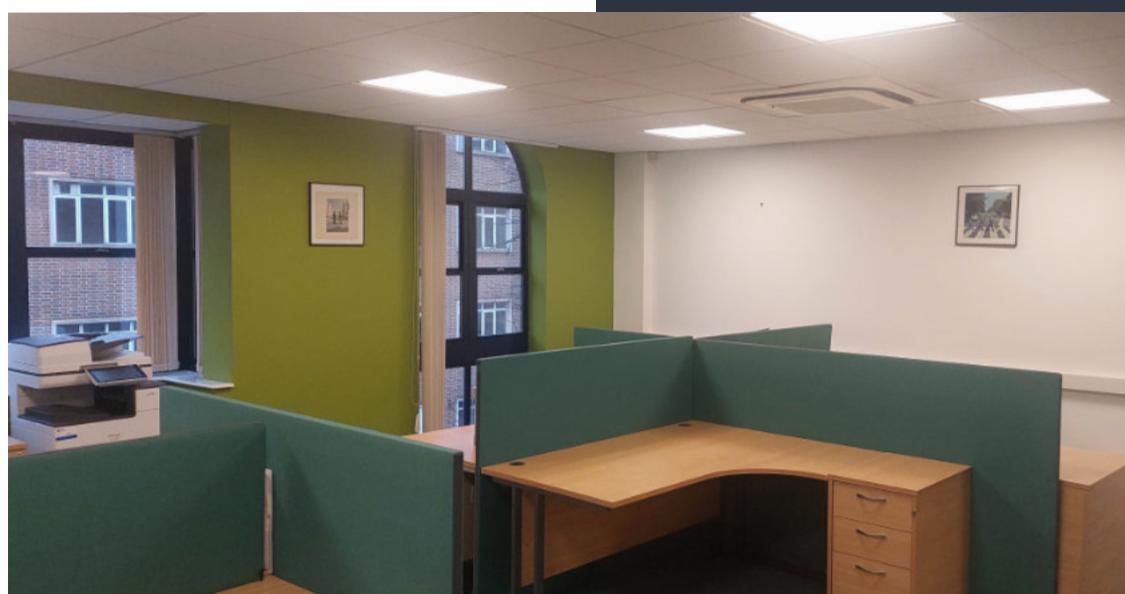
Nearest airport

Birmingham International: 10 miles



Accommodation

Description	Sq Ft	Sq M
Ground Floor	738	68.56
First Floor	1,132	105.16
Second Floor	1,127	104.72
Third Floor	913	84.87
Total	3,911	363.31



Further information

Tenure

The building is available on a freehold basis with vacant possession on completion of a sale.

It should be noted that the three car parking spaces are held on a long leasehold basis.

Price

The quoting price is £975,000 exclusive of VAT.
Subject to Contract.

Business Rates

The Rateable Value as listed on the Valuation Office Agency website is as follows:

Ground, First & Second Floors £32,250
Third Floor £8,400

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

Estate Charge

An estate charge is payable in respect of the upkeep of the car park.

EPC

The property has an EPC Rating of B.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

The property is elected for VAT and VAT will be applicable in addition to the sale price.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Charles Warrack

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Particulars dated October 2025. Photographs dated December 2024.