



Latham House

33-34 Paradise Street, Birmingham, B1 2AJ

Office To Let, Birmingham

951 to 20,956 sq ft
(88.35 to 1,946.88 sq m)

- Attractive open plan accommodation
- 951 - 20,956 sq ft (112.23 - 1,858.53 sq m)
- Superb location opposite the new Paradise Development
- Flexible lease terms considered
- Passenger lifts

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Summary

Available Size	951 to 20,956 sq ft
Rent	£19 per sq ft
Rates Payable	£8.70 per sq ft
Service Charge	£7.50 per sq ft
Car Parking	£2,000 per space / annum
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C

Description

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.

Latham House comprises circa 24,000 sq ft of commercial accommodation arranged over basement, ground and six upper floors, with a typical floor plate of 4,000 sq ft.

The building is accessed via an attractive dedicated entrance with both lift access and stairway access to the upper floors.

The specification of the available accommodation includes:

- Open plan floor plates.
- VRF heating and cooling system.
- Demised kitchen facilities.
- Full fibre connectivity.
- Two passenger lifts.

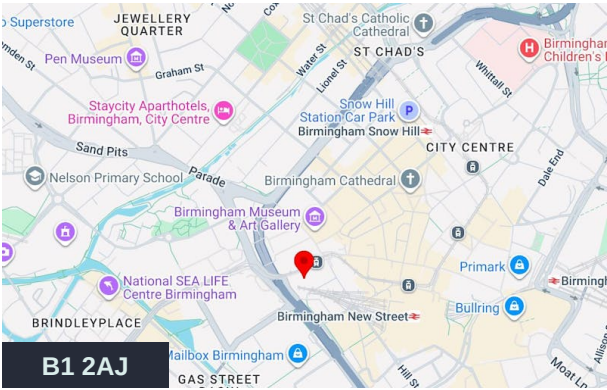
The building has a basement car park with secure cycle parking and shower facilities.

Accommodation

Name	sq ft	sq m	Availability
Ground - Office	3,731	346.62	Available
1st - Rear	2,895	268.95	Available
1st - Front	1,208	112.23	Available
2nd - Office	4,019	373.38	Available
3rd - Office	4,025	373.93	Available
4th - Office	4,127	383.41	Available
5th - Front	951	88.35	Available
Total	20,956	1,946.87	

Terms

The accommodation is available to let on new lease terms, to be agreed. Subject to contract.



Viewing & Further Information



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