



81-86 New Street

Birmingham, B2 4BA

Office To Let, Birmingham

1,006 to 9,180 sq ft
(93.46 to 852.85 sq m)

- Suites from 1,006 sq ft to 3,308 sq ft
- Various suites available
- Modern offices behind an attractive and traditional facade
- Attractive modern boutique office accommodation
- Circa two minute walk to/from New Street Station/Grand Central
- Passen

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Summary

Available Size	1,006 to 9,180 sq ft
Rent	Rent on application
Rates Payable	£8.50 per sq ft
Service Charge	£7.88 per sq ft
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The property is prominently positioned on New Street, with superb views overlooking Victoria Square. It is thus very well situated in Birmingham's commercial quarter, with all of the city's amenities and transport hubs immediately to hand.

The suites comprise attractive modern office accommodation with the following specification:

- Air conditioning/comfort cooling.
- Lift access to 81 New Street.
- Attractive WC and kitchen areas.

81 New Street is accessed via an attractive entrance lobby with a passenger lift. 86 New Street has its own dedicated entrance with access to the suites via a staircase.

The building is Grade II Listed

Accommodation

Name	sq ft	sq m	Availability
2nd - Office	3,308	307.32	Available
3rd - East Wing	2,657	246.84	Available
3rd - West Wing	1,006	93.46	Available
1st - Rear	1,118	103.87	Let
2nd - Rear	1,091	101.36	Available
Total	9,180	852.85	

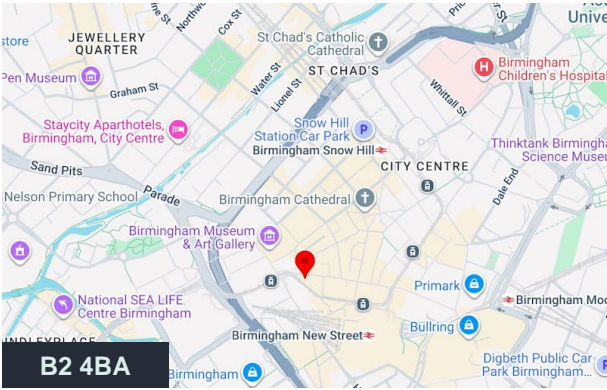
Terms

The accommodation is available to let on terms to be agreed. The quoting terms can be made available on request to the letting agent Fisher German LLP.

RENT:

- 81 New Street
- First Floor, 81: £27,100 per annum
- Second Floor, 81: £57,900 per annum
- Third Floor, East Wing, 81: £58,450 per annum
- Third Floor, West Wing, 81: £22,000 per annum

- 86 New Street
- First Floor, Rear, 86: £20,600 per annum



Viewing & Further Information



Charles Warrack
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Second Floor, Rear, 86: £20,200 per annum