



## 1 The Postbox

Commercial Street, Birmingham, B1 1 HB

**Superb offices in a prime city centre location. Air conditioning and allocated parking. For sale or may let**

**1,594 to 3,352 sq ft**

(148.09 to 311.41 sq m)

- prominent, city centre location
- ground floor access and DDA compliant facilities
- well served by public transport
- raised access flooring
- air conditioned
- impressive atrium entrance
- 3 spaces in a secure gated car park

# 1 The Postbox, Commercial Street, Birmingham, B1 1 HB

## Description

The suite comprises a self contained unit with its own direct and prominent entrance to Commercial Street. This leads to a full height atrium reception area with marble tiled flooring and feature lighting. Accommodation is arranged over two levels, with a staircase and disabled access lift connecting both floors.

The ground floor contains a fitted kitchen area and a partitioned office/meeting room. There are also well fitted WCs with separate male, female and disabled facilities. The remainder of the space is open-plan but could be partitioned to suite the needs of the occupier.

The suite benefits from large dual aspect windows at both levels. These provide exceptionally good levels of internal natural light and also maximum flexibility in terms of internal fit-out.

3 car parking spaces are provided in the adjacent underground car park, which is accessed by a secure motorised gate with remote control for maximum convenience. There is a door from the lower level of the suite which gives direct internal access to the car parking area.

## Accommodation

The accommodation comprises of the following

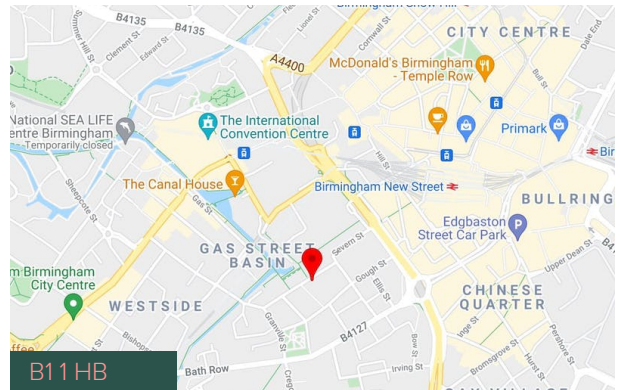
Name	Sq ft	Sq m	Availability
Ground	1,758	163.32	Available
1st	1,594	148.09	Available
<b>Total</b>	<b>3,352</b>	<b>311.41</b>	

## Location

Located on Commercial Street, the property is within a few hundred metres of the iconic Mailbox development, which contains the BBC studios as well as designer shops and restaurants. Also close by is the Cube, with offices, shops, a hotel and a skyline restaurant. There is easy access to canal-side walks and cafes, making this an ideal location for both business and leisure.

## Planning

Blaha blah



## Summary

<b>Available Size</b>	1,594 to 3,352 sq ft
<b>Rent</b>	£65,500 per annum
<b>Price</b>	£879,788
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	Upon Enquiry

## Viewing & Further Information

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