

85-87 Cornwall Street

Birmingham, B3 3BY

SHEPHERD
COMMERCIAL



TO LET

114 TO 183 SQ FT
(10.59 TO 17 SQ M)

£3,600 - £8,000 PER ANNUM

Self-contained city centre
office accommodation
with excellent connectivity

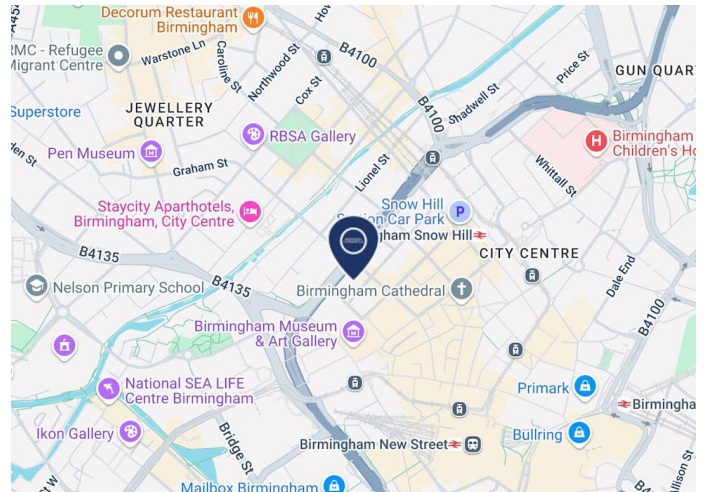
- New Street and Snowhill Connections
- Varying Sizes
- Self-Contained
- Flexible Terms
- City centre location

01564 778890
www.shepcom.com

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Summary

Available Size	114 to 183 sq ft / 10.59 to 17 sq m
Rent	£3,600 - £8,000 per annum
Service Charge	N/A
Estate Charge	N/A
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

A striking example of late Victorian or early Edwardian architecture, most likely dating from the late 19th to early 20th century. 87 Cornwall Street is a four-storey brick-built building with pronounced classical influences and an imposing street presence, characteristic of grand civic or institutional architecture.

With six offices available, 87 Cornwall Street provides ample accommodation of varying sizes to suit a host of SME's seeking space in Birmingham City Centre.

Location

87 Cornwall Street is located in the heart of Birmingham's central business district (CBD), within postcode B3 3BY. It sits approximately 300 metres north of Colmore Row, Birmingham's primary office corridor, and around 400 metres from Snow Hill Station, which offers regular services to London Marylebone, Worcester, and the West Midlands commuter belt. Birmingham New Street Station, the city's main rail interchange, is situated approximately 750 metres to the south and is accessible within a 10-minute walk.

The property occupies a position on the northern edge of the Colmore Business District, a commercial area that accommodates over 500 companies and approximately 35,000 workers. Cornwall Street itself is characterised by a mix of mid-to-late Victorian office buildings and modern infill developments, housing a combination of law firms, surveyors, financial consultants, and boutique professional services.

Viewings

Strictly by appointment with Shepherd Commercial

Terms

The offices are immediately available on flexible lease terms, further details are available on request from the sole letting agents.

