



**Part 4th Floor, 65 New Street**  
Birmingham, B2 4DU

**City centre office suite  
available**

**1,735 sq ft**  
(161.19 sq m)

- 1,734 sq ft (161.08 sq m)
- 4th floor office suite
- Open plan
- Raised access floors
- Floor boxes
- Comfort cooling
- Self contained kitchen facilities
- Lift access to upper floors

# Part 4th Floor, 65 New Street, Birmingham, B2 4DU

## Summary

<b>Available Size</b>	1,735 sq ft
<b>Rent</b>	£27,744 per annum
<b>Business Rates</b>	Occupiers will be responsible for paying business rates directly to the local authority.
<b>Service Charge</b>	£14,000 per annum A service charge will be levied for the landlord's services provided.
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	Upon Enquiry
<b>EPC Rating</b>	A

## Description

The property is accessed via an attractive ground floor reception entrance with concierge service, with passenger lift access to the upper floors.

The subject suite is on the 4th Floor and is a modern office with the following specification:

- Open plan
- Raised access floors
- Floor boxes
- Comfort cooling
- Self contained kitchen facilities

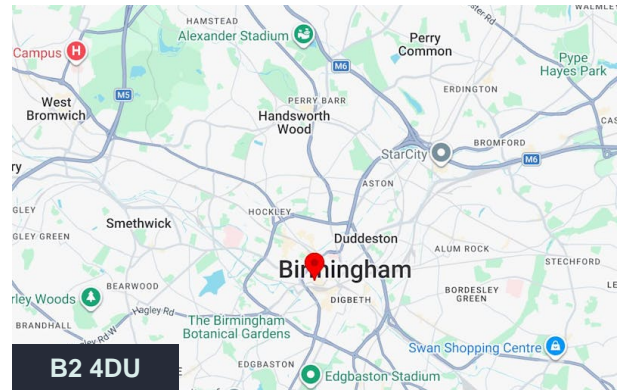
## Location

The property is prominently situated on New Street, close to Victoria Square. It therefore has all of the advantages of the city centre's numerous retail and leisure facilities and is also in close proximity to its excellent transport infrastructure.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th - Part 4th Floor, 65 New Street	1,735	161.19	Available
<b>Total</b>	<b>1,735</b>	<b>161.19</b>	



## Viewing & Further Information



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