



No  
**65**  
New  
Street

**Contemporary · Central · Connected**

**Fully Fitted Office Suite Available To Let**  
**2,126 sq ft**

61-65 New Street, Birmingham B2 4DU

# A better place to work

**65 New Street delivers a premium, design-led specification which would make the perfect home to any occupier.**

This fully fitted suite is located on the first floor and has been completely transformed to create a bespoke office that is ready to move into.

Designed and created by Estilo Interiors, the space has a modern industrial feel with exposed services, PIR controlled suspended LED and feature pendant lighting.

Two lightwells feature above the meeting room and breakout space giving the suite it's own unique identity.

The specification includes 16 workstations, breakout areas, kitchenette, meeting room, furniture and all data cabling and power has been connected.

Based on the vibrant New Street, the location of this property not only benefits from all methods of public transport but is also surrounded by an impressive range of restaurants, bars and shops.



## A premium specification



Fully fitted Plug & Play



Exposed services



Feature light wells



New suspended LED lighting



DDA Compliant



Passenger lift serving all floors



Kitchen facilities



Concierge reception



Flexible open plan floor plate



New WC and shower facilities

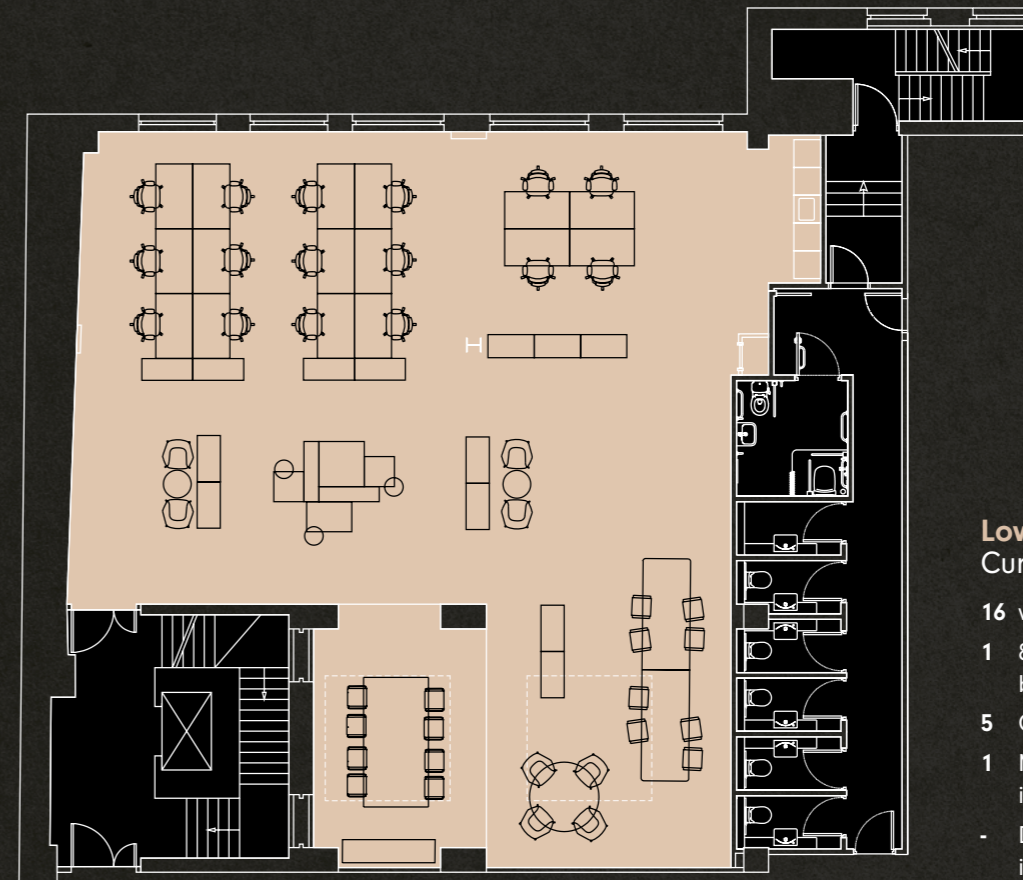
# Contemporary style that delivers

65 New Street can accommodate your needs without compromising on quality or space.

We believe we have created a suite that works., but we know every occupier is unique. If you require a different configuration, need more or less desks, the space is versatile - we can accommodate your needs.



## Space plans

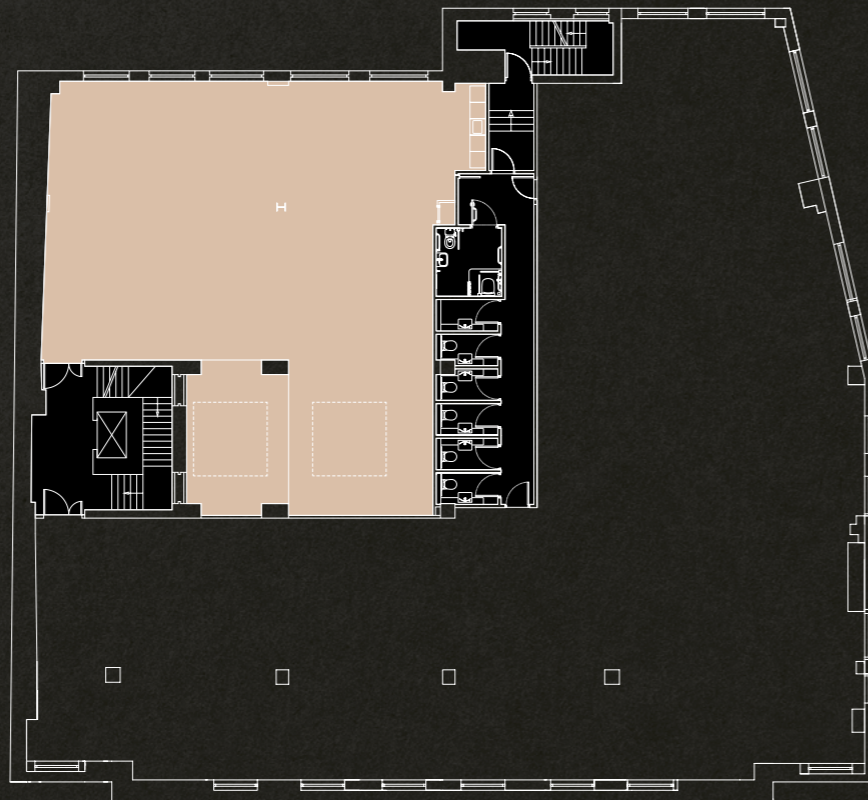


### Low Density Current Fit out

- 16 workstations
- 1 8 person meeting room/  
boardroom
- 5 Collaboration/breakout areas
- 1 Modern kitchenette  
inc. dishwasher & fridge
- Desk power and data cabling  
installed

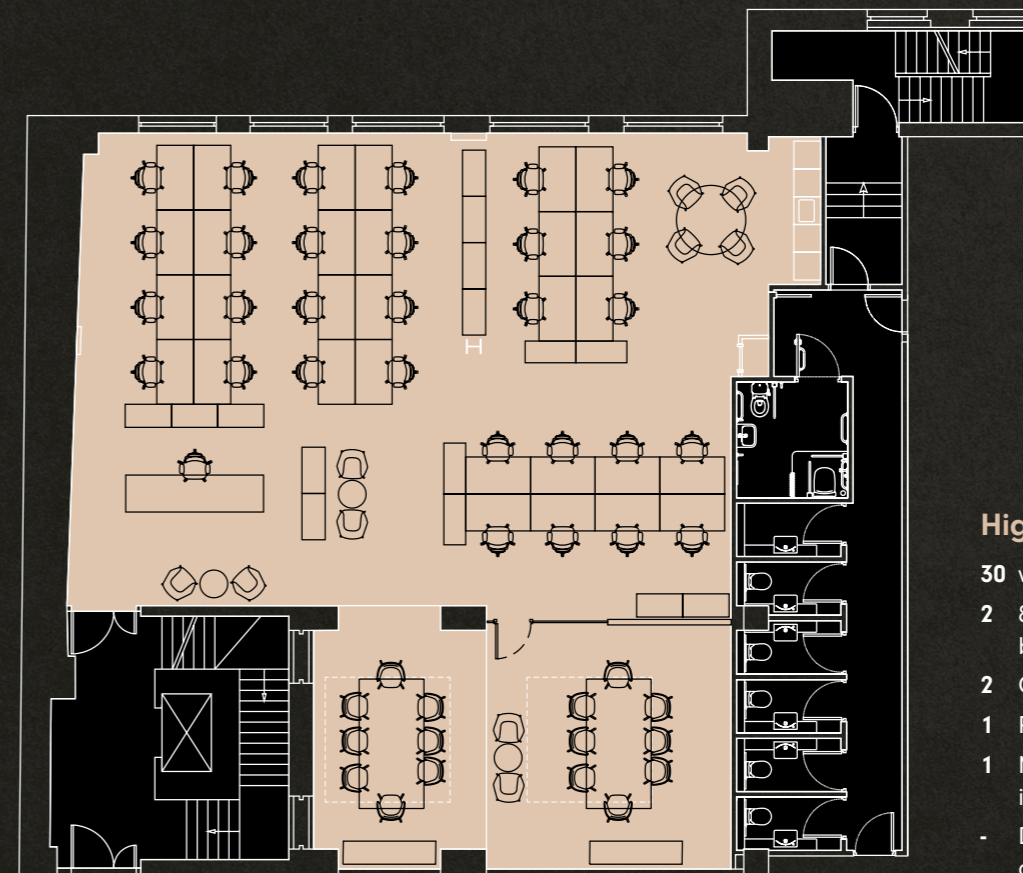
## First floor Rear suite

2,126 sq ft (198 sq m)



■ Office   ■ Core

For indicative purposes only.  
Not to scale.



### High Density

- 30 workstations
- 2 8 person meeting rooms/  
boardroom
- 2 Collaboration/breakout areas
- 1 Reception area
- 1 Modern kitchenette  
inc. dishwasher & fridge
- Desk power and data  
cabling installed



1.

# For a modern approach to a balanced workday



2.

3.



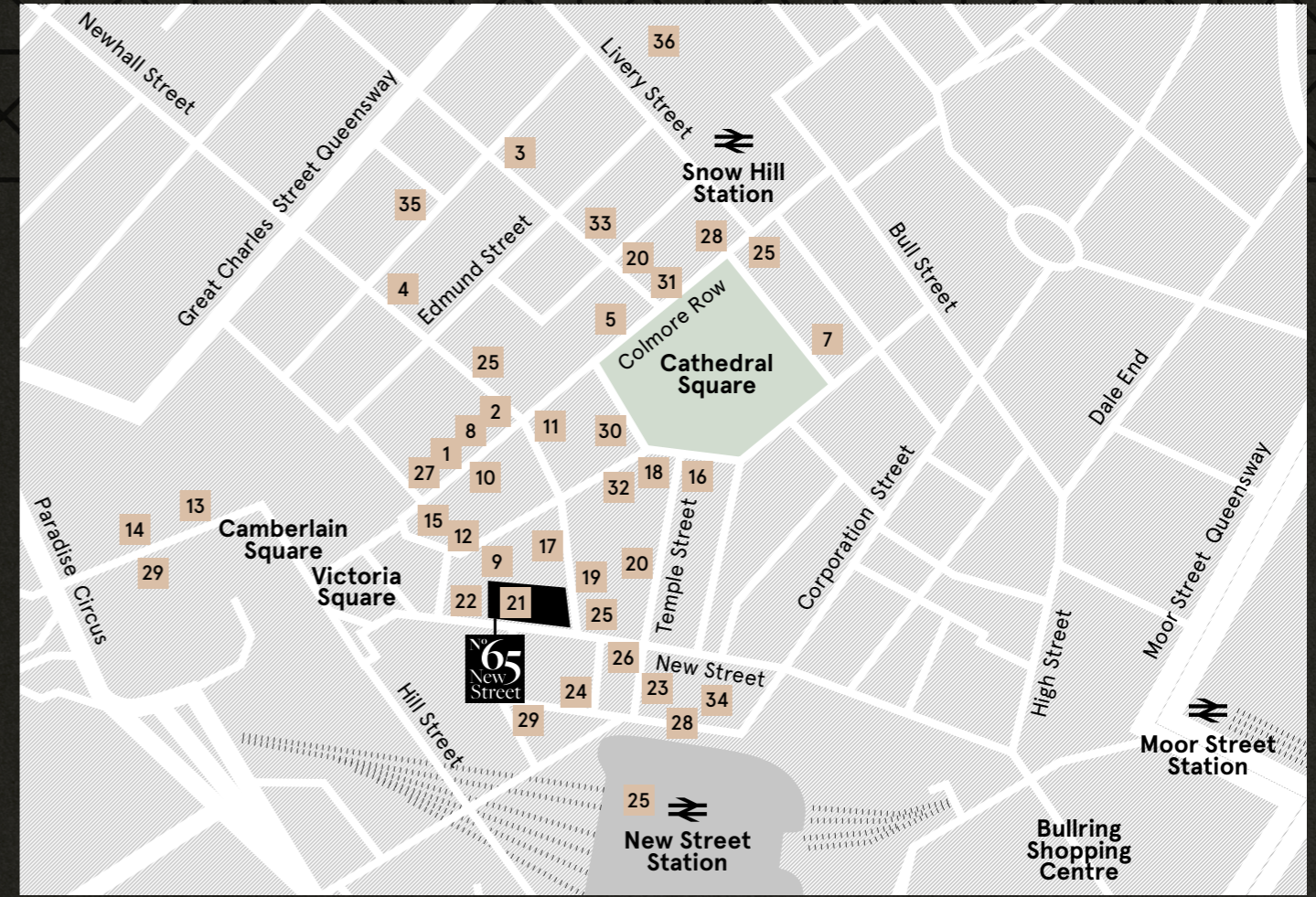
4.

**Location is everything, as is well being and work/life balance and 65 New Street has this covered off. The property is centrally located in the heart of the City Centre, surrounded by an abundance of amenities to suit everyone.**

Whether it is fine dining and Michelin starred restaurants or more relaxed eateries and coffee houses. Retail therapy, taking a walk or joining a gym, everything is on the doorstep!

When it comes to connectivity, the building is situated in the middle of the City. Only a 2 minute walk from New Street Station and the Midland Tram Network, offering superb transport links across Birmingham and beyond - with trains taking you to London and Manchester in under one and a half hours!

- 1. The Ivy, Temple Row
- 2. Orelle, Colemore Row
- 3. Piccadilly Arcade, New Street
- 4. New Street Station



## Local Amenities

### Local Occupiers

1. Eversheds Sutherland
2. Arcadis
3. Turner & Townsend
4. Mott MacDonald
5. Pinsent Masons
6. Rothschild
7. Coutts

### Bar & Restaurants

8. Orelle
9. Adam's
10. The Colmore
11. Vagabond
12. Purity
13. Dishoom
14. Albert's Schloss
15. Jamaya
16. The Ivy
17. Rudy's Pizza
18. San Carlo
19. The Indian Streatery
20. The Botanist

### Cafés and Coffee

21. Second Cup
22. Medicine Bakery
23. 200 Degrees
24. Faculty
25. Pret A Manger
26. Tim Hortons
27. Starbucks
28. Grand Central Kitchen
29. Yorks
30. Damascena

### Hotels

31. The Grand
32. Premier Inn
33. Hotel du Vin
34. The Burlington

### Gyms

35. Blaze
36. MK Health

## Connectivity

With unrivalled access by road, rail and air, commuting to the city and conducting business has never been easier:



### Road

The M40, M6 and M42 are all readily accessible, with a further link to the M1 and M5 motorways.



### Bus/Tram

Regular bus and tram services operate from Corporation Street and Stephenson Street running along the arterial routes to and from the city.



### Rail

The property is within walking distance of all three of Birmingham's train stations, New Street being a 2 minute walk away with Snow Hill and Moor Street stations around 5 minutes.



### Air

Birmingham Airport is only a 10 minute train journey from New Street Station and operates services to a host of international destinations.

### Rent

On application.

### Service Charge

A service charge will be levied to cover the costs of services provided by the landlord.

### Business Rates

To be assessed.

Occupiers are advised to make their own enquiries via the Government [Website](#).

### EPC

Rating B (33).

### Tenure

The property is available on a full repairing and insuring lease. Terms to be agreed.

### VAT

All figures are exclusive of VAT which will be payable.

## Viewings and further information

To find out more or book a viewing, please contact our sole agents:



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