

36

BENNETTS HILL

BIRMINGHAM

Floors 2 and 3

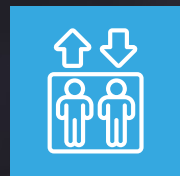


PRIME CITY CENTRE OFFICES TO LET // 1,871 - 1,744 sq ft

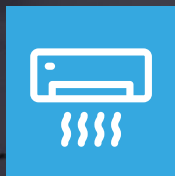
36 Bennetts Hill · Birmingham · B2 5SN

FULLY REFURBISHED FULLY FITTED OFFICES LOCATED IN THE HEART OF BIRMINGHAM'S CITY CENTRE

PROPERTY HIGHLIGHTS



Lift access



Air conditioning



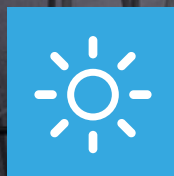
Category II LED lighting



Perimeter wall trunking



Basement storage available



Abundance of natural light



Virtual Tour
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New Street Station

The Mailbox

The Town Hall

Museum Art Gallery

Library of Birmingham

The Octagon



Birmingham Cathedral

Colmore Row

LOCATION

SITUATED IN THE HEART OF BIRMINGHAM'S COLMORE BUSINESS DISTRICT

36 Bennetts Hill is a fully refurbished boutique office building that seamlessly blends elegant architecture with contemporary design.

The building's prime location at the junction of Bennetts Hill and Waterloo Street offers an enviable business address within Birmingham's cosmopolitan Business District. A variety of chain and independent coffee shops, elegant bars, and restaurants encircle the building, with the Bullring, Grand Central, and the Mailbox all within a short walk. Picturesque St. Philip's Square is also just moments away, providing a tranquil oasis amidst the bustling city.

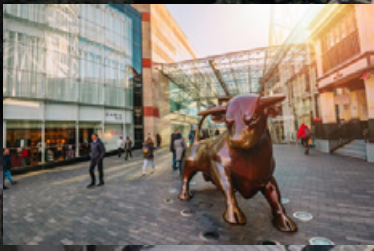
Commuting to 36 Bennetts Hill is convenient, with New Street (0.5 miles), Snow Hill (0.3 miles), and Moor Street train station (0.6 miles) all within easy reach, as well as several Midland Metro stops and cross-city bus connections.

Connectivity

New Street	0.5 miles
Snow Hill	0.3 miles
Moor Street	0.6 miles



Birmingham's economic landscape is marked by robust employment growth, a thriving mix of traditional and emerging sectors, and a strong entrepreneurial spirit.



DESCRIPTION

FULLY FITTED CONTEMPORARY CONFIGURED FLEXIBLE WORK ZONES

Extensively refurbished, 36 Bennetts Hill features a bright and stylish entrance, complemented by modern lighting.

Each self-contained floor boasts exposed-brick fireplaces, large period windows that flood the space with natural light, air conditioning, perimeter wall trunking, and LED lighting.

Each fully fitted suite is styled with contemporary furniture configured into flexible working zones, collaborative co-working areas, breakout spaces, meeting areas, and a modern kitchen, providing occupiers with a complete 'walk-in and work' solution.

FLOOR 2 // 1,744 sq ft (162.02 sq m)

FLOOR 3 // 1,871 sq ft (173.82 sq m)

FLOOR 2
1,744 sq ft (162.02 sq m)
Rent: £45,344 p.a



FLOOR 3
1,871 sq ft (173.82 sq m)
Rent: £48,500 p.a



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FURTHER INFORMATION

EPC

The property has EPC ratings of the following:

2nd Floor	c
3rd Floor	c

Copies of the certificates can be provided upon request.

BUSINESS RATES

Rates payable	
2nd Floor	£15,350 p.a.
3rd Floor	£15,350 p.a.

LEGAL FEES

Each party are to bear their own legal costs.

SERVICE CHARGE

Information upon request.

VAT

The building is elected for VAT.

ANTI MONEY LAUNDERING

In accordance with AML regulations the purchaser will need to provide information including the source of funding to complete the purchase.

Misrepresentation Act 1967. Unfair Contract Terms 1977. The property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. January 2026



Viewing

Strictly by appointment through the joint agents.



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