



## Second Floor Rear Office Suite

11 Waterloo Street, Birmingham, B2 5TB

### Office To Let, Birmingham

**1,040 to 2,080 sq ft**  
(96.62 to 193.24 sq m)

- 1,040 sq ft (96.61 sq m)
- Second floor open plan office suite
- Fully furnished
- Air conditioning
- LED lighting
- Raised access floor
- WC facilities
- Passenger lift (there are some stairs to subject suite)
- Grade II Listed

# Second Floor Rear Office Suite, 11 Waterloo Street, Birmingham, B2 5TB

## Summary

<b>Available Size</b>	1,040 to 2,080 sq ft
<b>Rent</b>	£18 per sq ft
<b>Rates Payable</b>	£9.50 per sq ft
<b>Service Charge</b>	£8.50 per sq ft Capped
<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>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

The property is located on Waterloo Street, in the heart of the city centre. New Street, Snow Hill and Moor Street stations are within walking distance, as well as being in close proximity to the main bus routes in and out of the city. This location provides a number of amenities, including popular restaurants and bars, as well as being in close proximity to both Grand Central and the Bullring.

Fully furnished.

Air conditioning.

LED lighting.

Raised access floor.

Carpeted.

Lift access (there are some stairs to subject suite)

WC.

Open plan accommodation.

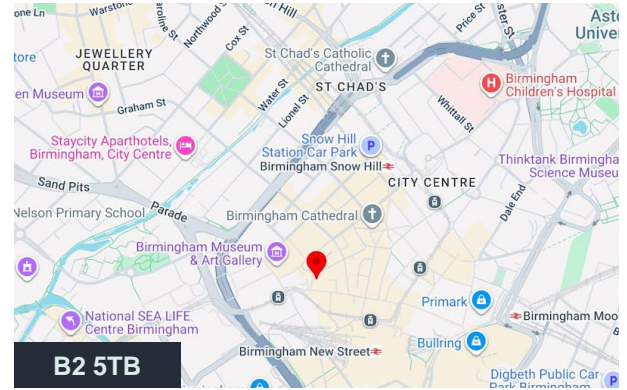
Grade II\* Listed.

## Accommodation

Name	sq ft	sq m	Availability
2nd - Second Floor Rear	1,040	96.62	Available
1st - First Floor Rear	1,040	96.62	Available
<b>Total</b>	<b>2,080</b>	<b>193.24</b>	

## Terms

The accommodation is available by way of a new lease from the landlord.



## Viewing & Further Information



**Charles Warrack**

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