

# CAVENDISH HOUSE

39-41 Waterloo Street, Birmingham, B2 5PP



## Key Highlights

- 569 - 2,609 sq ft (53 - 242 sq m)
- Prime location in Birmingham's Colmore Business District
- Recently undergone comprehensive refurbishment
- Excellent access & communications
- Communal tenant lounge and bookable boardroom
- Manned reception
- Suspended ceilings with recessed LG7 lighting
- VAV air conditioning
- Perimeter trunking
- Shower room
- Flexible lease terms

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## Location

Cavendish House is one of the best positioned offices in the city with both New Street and Snow Hill stations within a 5 minute walk. The Metro and a number of bus services are also readily accessible. The building's city core location offers easy access to numerous retail and leisure amenities.

## Accommodation & Specification

Cavendish House has been extensively refurbished and features refreshed reception areas, lift lobbies, WCs and shower facilities. The office space has also been refurbished to a high standard providing a contemporary feel. Tenants benefit from access to a communal lounge area, with breakout and meeting space and access to a bookable boardroom.

	SIZE (SQ FT)	SIZE (SQ M)
<b>Part 6th Floor</b>	2,355	219
<b>Part 4th Floor</b>	912	85
<b>Part 3rd Floor</b>	569	53
<b>Part Ground Floor</b>	2,609	242

## Lease Terms

The suites are available to let on new full repairing and insuring lease terms to be agreed.

## Rent

£22.50 per sq ft per annum exclusive.

## Service Charge

A service charge of £8.66 per sq ft will be levied toward the cost of the maintenance of the common areas.

## Business Rates

Business rates will be the responsibility of the occupier and we recommend that interested parties make their own enquiries to the Local Authority.

Occupiers may be eligible for Small Business Rates Relief if a business only uses one property. Please visit <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> for further details.

## VAT

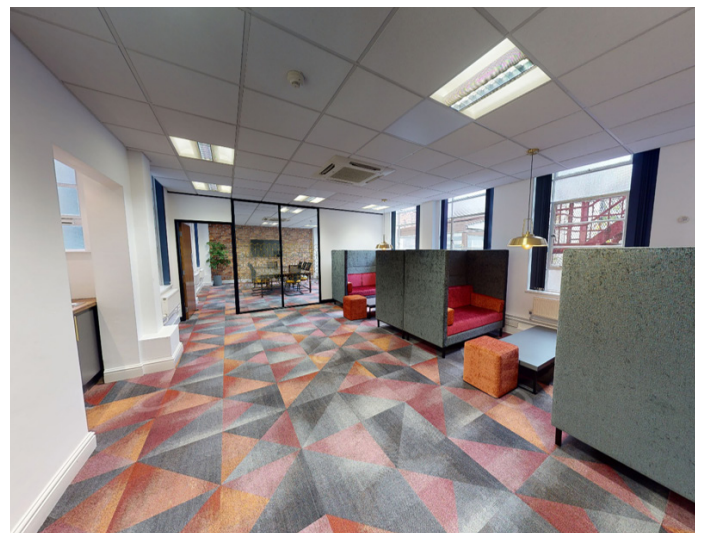
VAT is payable at the prevailing rate.

## EPC

The property has an EPC rating of C(71).

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.



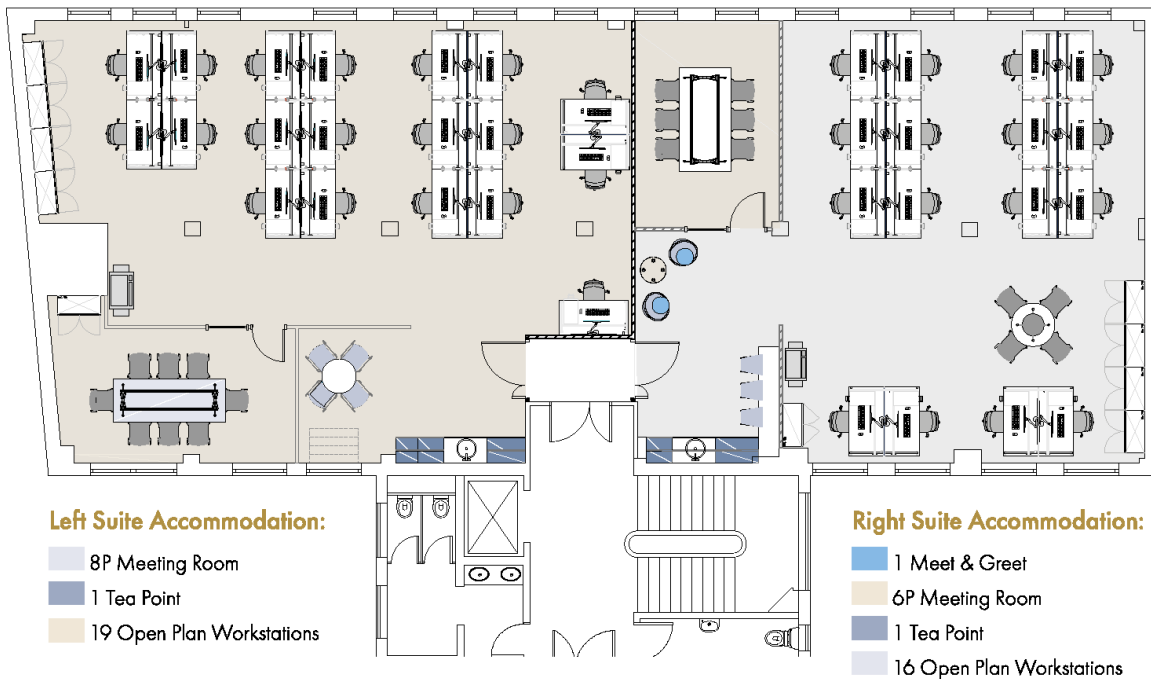
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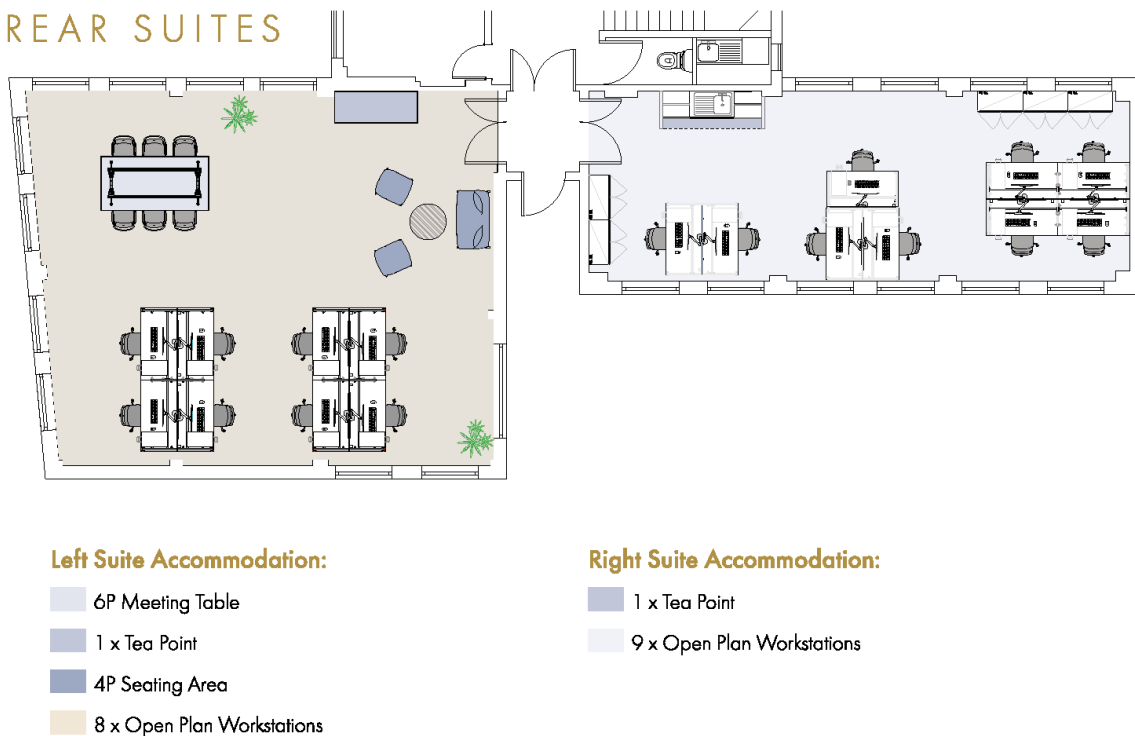
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## FRONT SUITES



## REAR SUITES



### Contact

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