

OFFICE | TO LET



65 NEW STREET, BIRMINGHAM, B2 4DU

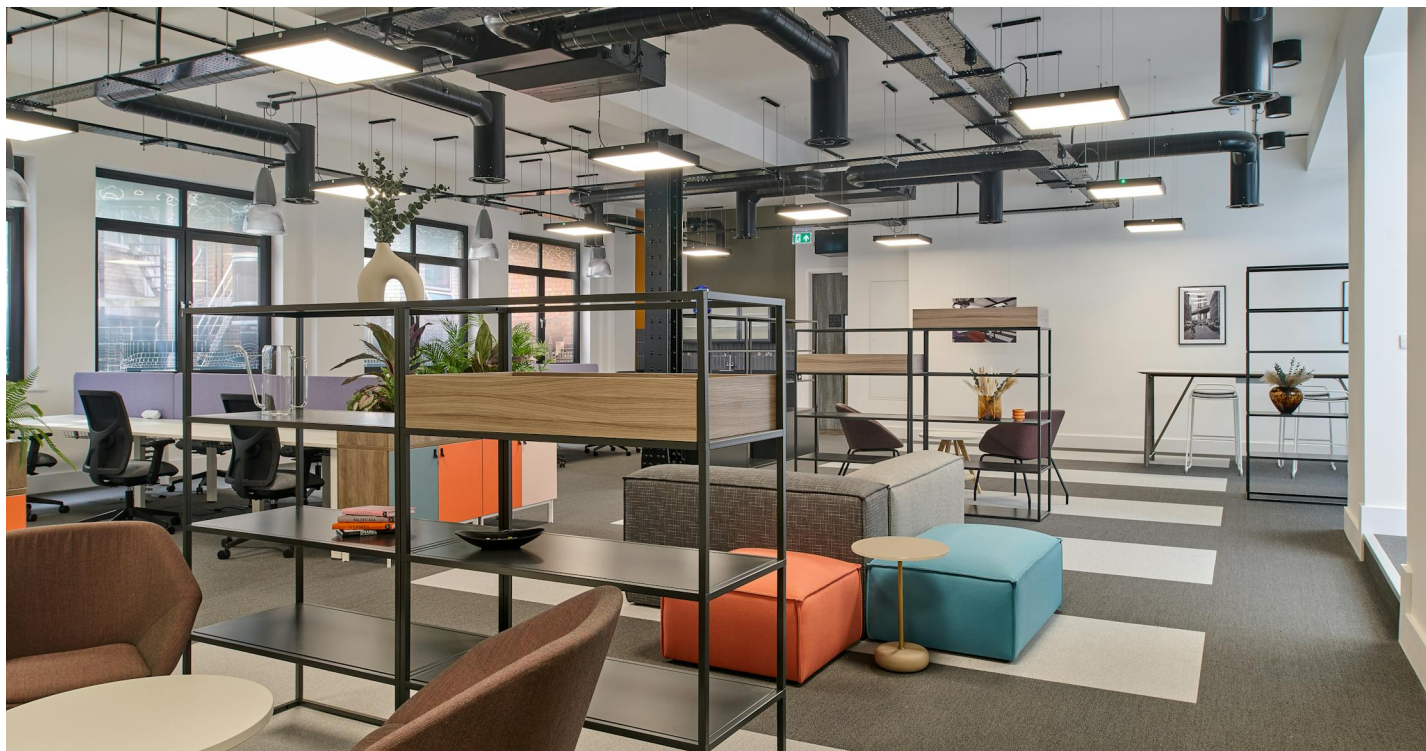
2,126 SQ FT (197.51 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

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

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- Exposed Services
  - Feature Light Wells
  - New Suspended LED Lighting
  - DDA Compliant
  - Passenger Lift Serving All Floor
  - Kitchen Facilities
  - Concierge Reception
  - Flexible Open Plan Floor Plate
  - New W/C and Shower Facilities
  - Fully Fitted Plug & Play
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## DESCRIPTION

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.

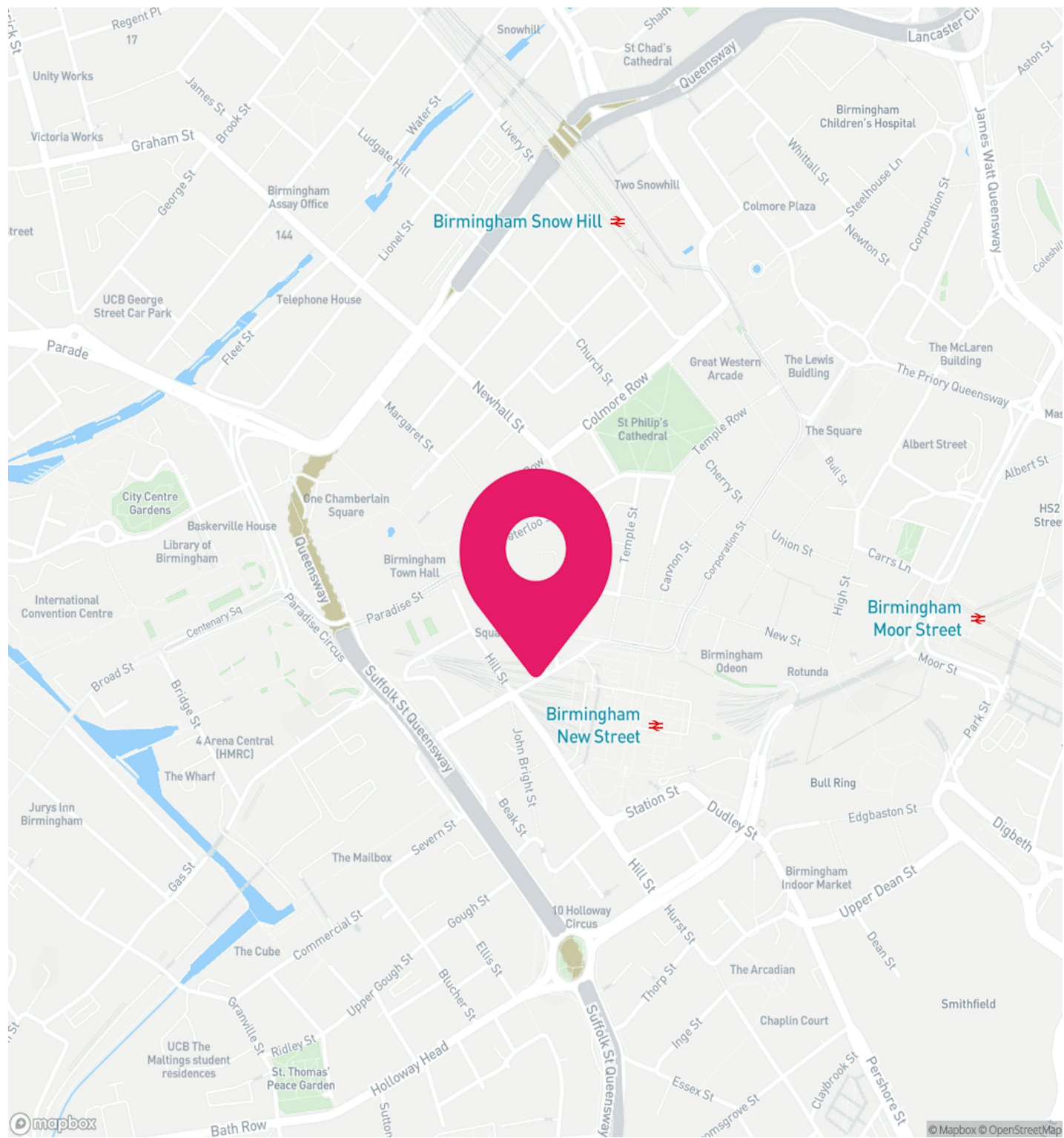


## LOCATION

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 Michellin 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!



## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

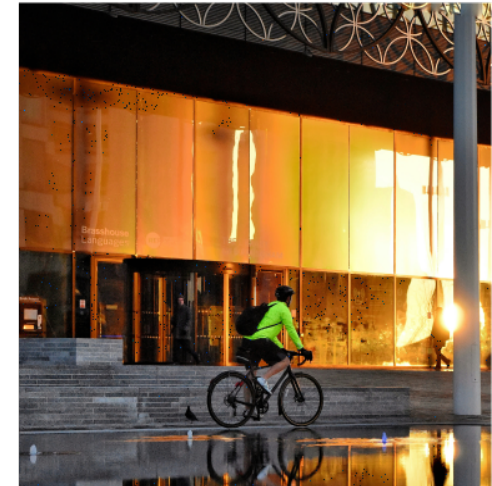
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

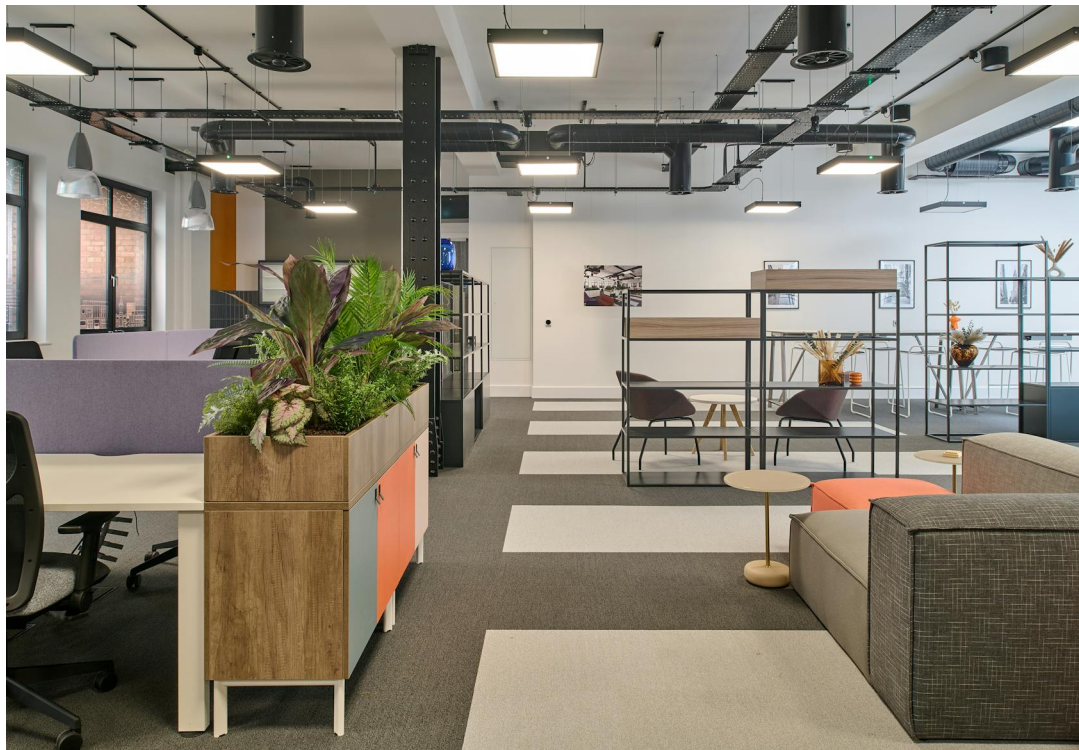
**Central location, global reach:** A strategic location offers quick train connections:

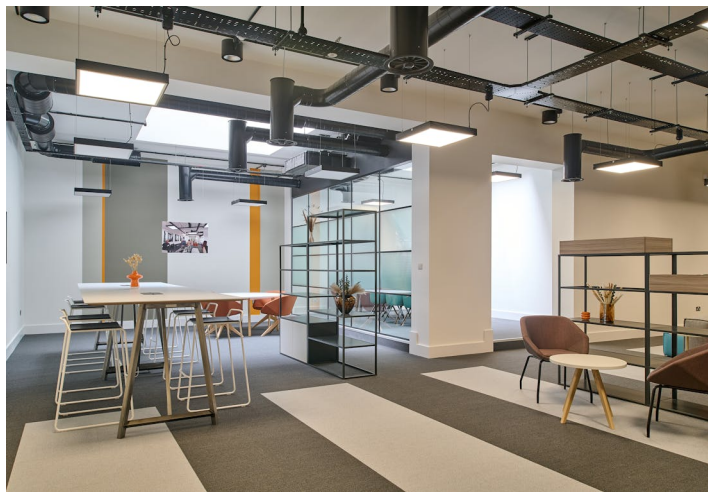
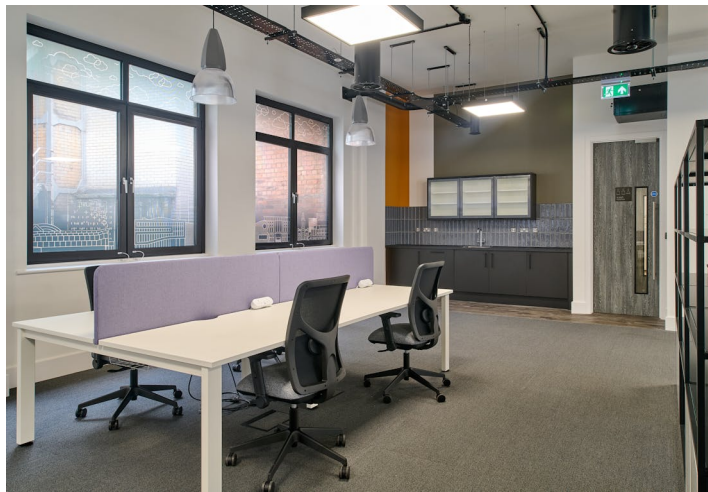
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham’s city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!







## EPC

Rating B (33).

## BUSINESS RATES

To be assessed.

## VAT

All figures are exclusive of VAT which will be payable.

## SERVICE CHARGE

£8 per sq ft

## LEASE

The property is available to let on a new lease with length to be agreed.

## RENT

£62,000 per annum

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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