



OFFICE TO LET

## LATHAM HOUSE

33-34 Paradise Street, Birmingham, B1 2AJ

REFURBISHED OFFICES IN A PREMIUM BIRMINGHAM CITY CENTRE LOCATION

1,208 TO 20,005 SQ FT (112.23 TO 1,858.53 SQ M)



**BNP PARIBAS  
REAL ESTATE**

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TO REQUEST A VIEWING CALL US ON 0121 237 1234



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## DETAILS

### DESCRIPTION

Latham House sits adjacent to the iconic Birmingham Town Hall and the new Paradise development.



The building comprises nearly 24,000 sq ft of commercial accommodation arranged over basement, ground and six upper floors, with a typical floor plate of c. 4,000 sq ft.

Originally built in 1911 by renowned architect, A. Gilbey Latham, the building was formerly home to Birmingham's Daimler dealership and is characterised by its impressive Edwardian baroque stone façade, which was fully restored by Hortons.

The fully self-contained ground floor suite comprising of 3,731 sq ft would suit a range of occupiers for use as offices or retail premises with a potential for cafe/leisure use.

The offices are accessed via a dedicated entrance with double doors from street level, leading to a manned reception with a large staircase and two lifts leading to all floors.

Occupiers in the building include Birmingham Voluntary Service Council, Davies & Partners Solicitors and Sir Robert McAlpine.

The available floors are undergoing refurbishment to provide predominantly open plan office floors with good levels of natural light, kitchen facilities and WCs on all floors. Each suite will benefit from new LED lighting and VRV air conditioning (heating/cooling with fresh air ventilation).

The building also has the advantage of a basement carpark, secure cycle racks and shower facilities.

Full fibre connectivity is also available.

Viewing of the building is highly recommended to fully appreciate the accommodation.

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## LOCATION

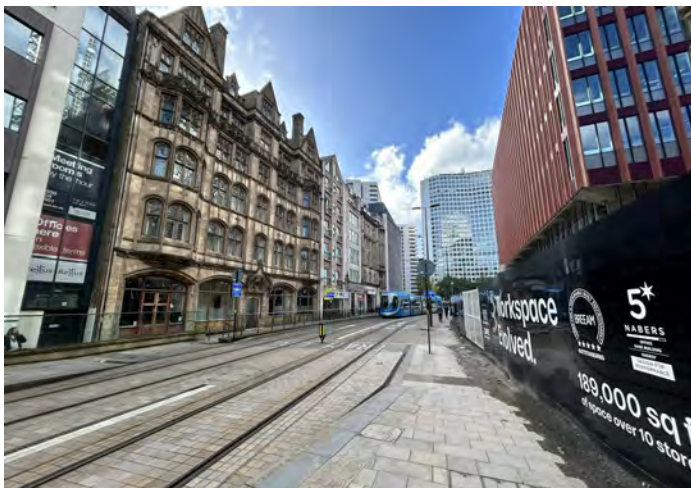


Latham House boasts one of Birmingham's most premier office locations situated opposite the hugely successful Paradise Birmingham Development. Benefitting from the excellent public realm, retail/leisure offering and enhanced infrastructure it has brought to the City Centre.

Conveniently located next to Birmingham Town Hall and Victoria Square, Latham House sits on the boundary of both the Birmingham business and the retail/leisure districts providing occupiers with the perfect blend of amenities all within the surrounding vicinity.

Latham House further benefits from excellent transport links. The Midland Metro Town Hall tram stop is on the doorstep of the building, with numerous arterial bus routes to and from the city also within close proximity. Situated within a 3 minute walk from New Street train station and just a 5 minute walk from both Moor Street and Snow Hill train stations.

Trains to and from Birmingham Airport take around 10 minutes providing easy access to a host of international destinations.



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## KEY FEATURES

- Quality City Centre office space with rents from just £19 per sq ft
- Highly sought after location overlooking Paradise Development Scheme
- EPC 'C' rating
- Manned reception, 08:00 - 18:00, Monday to Friday
- Excellent transportation links
- Open plan floor plates
- LED Lighting
- New VRF heating and cooling system
- Demised kitchen facilities
- Abundance of local amenities
- Good levels of natural daylight
- 2 passenger lifts to all floors
- DDA Compliant
- Full fibre connectivity
- On-site parking
- Secure basement cycle racks and shower facilities

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th	4,127	383.41	Available
3rd	4,025	373.93	Available
2nd	4,019	373.38	Available
1st - Front suite	1,208	112.23	Available
1st - Rear suite	2,895	268.95	Available
Ground	3,731	346.62	Available

## VIEWING

Strictly via prior appointment with the sole agents.

## FOR MORE INFORMATION CONTACT US:

Julie Perks  
0121 237 1215  
[julie.perks@realestate.bnpparibas](mailto:julie.perks@realestate.bnpparibas)

## OUTGOINGS

**Quoting Rent:** £19 per sq ft

**Rates Payable:** £7.60 per sq ft approximate

**Service Charge:** £7.49 per sq ft (s/c budget y/e 30 June 2025)

## EPC RATING

C 73

## LEASE TERMS

A new lease is available directly from the landlord on terms to be agreed.

## VAT

All figures are exclusive of VAT which will be payable.

## TENURE

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

BNP Paribas Real Estate (Birmingham Office Agency)  
9 Colmore Row, Birmingham, B3 2BJ

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*Indicative Images - 5th Floor Fit Out*

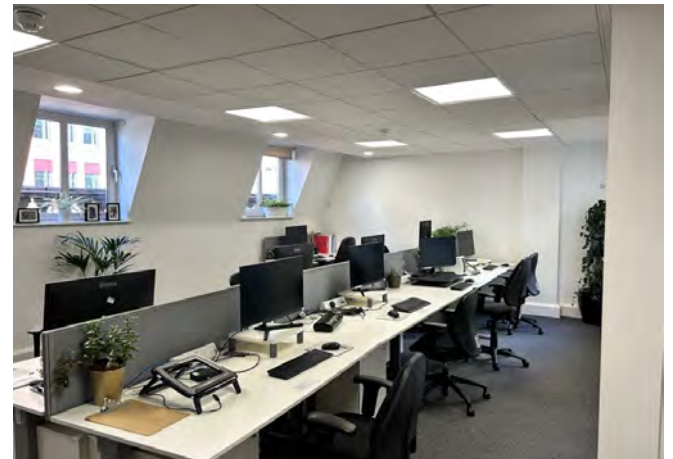
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