



**RENT**  
**£25,000**  
(per annum)



**11 Waterloo Street**  
Birmingham, B2 5TB

Leasehold | Second Floor Office Suite | 1,040 Sq F (96.61 Sq M)



**TO LET**



## Location

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.



## Description

- Fully furnished.
- Air conditioning.
- LED lighting.
- Raised access floor.
- Carpeted.
- Lift access.
- WC.
- Open plan accommodation.
- Grade II\* Listed.



## Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Second Floor Rear	1,040	96.61



## Amenities



Open Plan



Raised Floor



Passenger Lift



## Further information

### Lease Terms

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

### Rent

£25,000 per annum exclusive of VAT.

### Tenure

Leasehold.

### Business Rates

The in-going tenant will be responsible for the payment of local authority rates. We understand that these are currently £6.46 per sq ft payable but you should make your own investigations.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

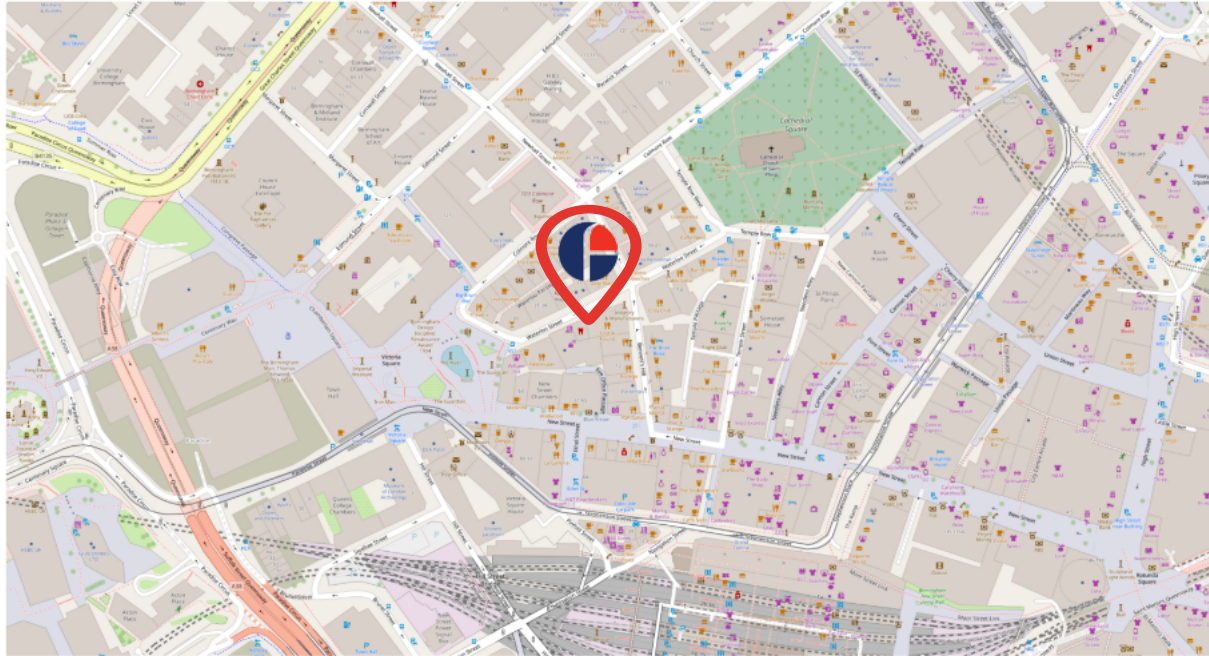
### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

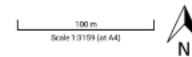
### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

# 11 Waterloo Street, Birmingham



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	<b>Approximate Travel Distances</b>
	<b>Locations</b> <ul style="list-style-type: none"><li>• Colmore Row - 5 minutes walk</li><li>• Victoria Square - 2 minutes walk</li><li>• Chineses Quarter - 10 minutes walk</li></ul>
	<b>Nearest Station</b> <ul style="list-style-type: none"><li>• Snow Hill - 5 minutes walk</li><li>• New Street - 6 minutes walk</li></ul>
	<b>Nearest Airport</b> <ul style="list-style-type: none"><li>• Birmingham International - 10.9 miles</li></ul>
	<b>Viewings</b>



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Particulars dated January 2024. Photographs dated January 2024.

