



## Gateway House, 53 High Street, Birmingham, B4 7SY

City centre office building

- **\*\*HIGHLY COMPETITIVE LEASE TERMS AVAILABLE\*\***
- Dedicated office entrance with direct access from the High Street
- Bus stop opposite the building
- Contiguous floors available individually or as a whole
- Within walking distance of Moor Street and New Street railway stations, Midland Metro and the future Curzon Street/HS2 station

## Summary

Available Size	3,987 to 19,240 sq ft
Rent	£10 per sq ft
Rates Payable	£5 per sq ft approx
Service Charge	£7.25 per sq ft approx
VAT	Applicable. Payable at the prevailing rate
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C

## Description

Gateway House comprises a large retail unit on the ground floor, occupied by Holland & Barrett with a separate ground floor entrance to the upper parts comprising six floors of office space served by 2x 8 person passenger lifts and a separate staircase.

Each floor benefits from a good level of natural light. The 4th & 5th Floors, each of 3,987 sq ft are currently divided in to various meeting/consultation rooms from the previous occupier's fitout, but can easily be reconfigured to more open plan accommodation if required.

Vacant possession of all of the office space (19,240 sq ft) is a viable prospect should an occupier be seeking a self-contained opportunity, either to purchase or lease.

## Location

Gateway House is located on the corner of the High Street and Carrs Lane in the heart of the retail quarter of Birmingham City centre, benefitting from excellent transport links with Moor Street and New Street railway stations, Midland Metro and the future Curzon Street/HS2 station all being within walking distance. There is also a bus stop opposite the building.

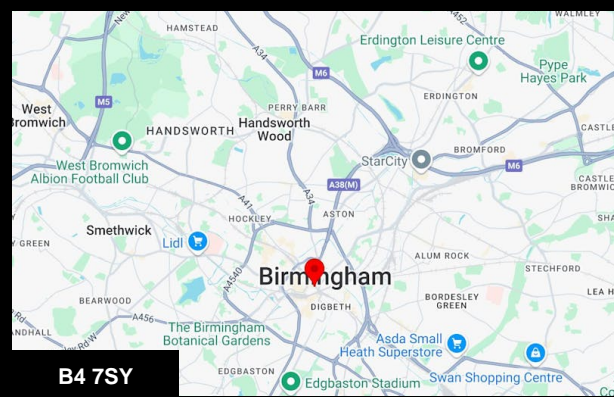
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th	3,987	370.40	Available
4th	3,987	370.40	Available
<b>Total</b>	<b>7,974</b>	<b>740.80</b>	

## Specification

- Good levels of natural light
- Large floorplates
- Perimeter trunking
- Self-contained with own kitchen/WCs



## Viewing & Further Information



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