



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

City centre office building

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

## Summary

Available Size	1,981 to 19,172 sq ft
Rent	£10 per sq ft
Rates Payable	£5.66 per sq ft Per floor
Rateable Value	£40,000
Service Charge	£7.50 per sq ft
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.

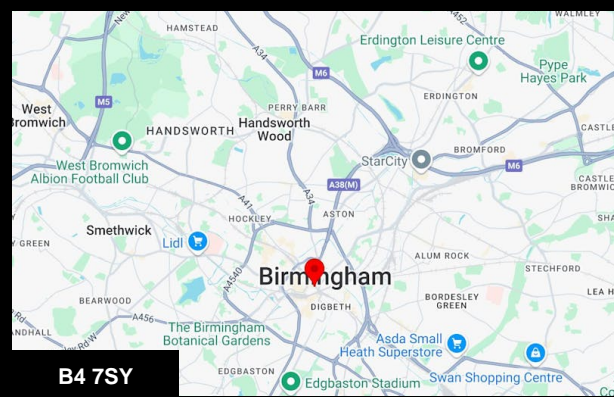
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
6th	3,939	365.95	Under Offer
5th	3,919	364.09	Available
4th	3,987	370.40	Available
3rd - Part 3rd Floor	1,981	184.04	Available
3rd - Part 3rd Floor (area 2)	1,678	155.89	Let
2nd	3,668	340.77	Available
<b>Total</b>	<b>19,172</b>	<b>1,781.14</b>	

## Specification

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



## Viewing & Further Information



**Charlotte Fullard**  
07909484996  
[charlotte.fullard@avisonyoung.com](mailto:charlotte.fullard@avisonyoung.com)



**Oliver Collins**  
+44 0121 609 8061 | 07962342826  
[oliver.collins@avisonyoung.com](mailto:oliver.collins@avisonyoung.com)

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