



RENT

£19.00 per sq ft pax
(Exclusive of VAT)



EPC RATING

C 73



Latham House

33-34 Paradise Street, Birmingham, B1 2AJ

Leasehold | Offices Suites | 951 - 20,956 Sq Ft (88.35 - 1,946.87 Sq M)



TO LET



Location

Latham House is superbly situated, being opposite both the brand new Paradise Office Development and Birmingham Town Hall.

Being situated in the city core, it is close to all of the main amenities and transport infrastructure. There is a tram stop opposite the property.



Description

Latham House comprises circa 24,000 sq ft of commercial accommodation arranged over basement, ground and six upper floors, with a typical floor plate of 4,000 sq ft.

The building is accessed via an attractive dedicated entrance with both lift access and stairway access to the upper floors.

The specification of the available accommodation includes:

- Open plan floor plates.
- VRF heating and cooling system.
- Demised kitchen facilities.
- Full fibre connectivity.
- Two passenger lifts.

The building has a basement car park with secure cycle parking and shower facilities.



Accommodation

The accommodation has been measured on an IPMS3 basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Ground Floor	3,731	346.62
First Floor Rear	2,895	268.95
First Floor Front	1,208	112.23
Second Floor	4,019	373.38
Third Floor	4,025	373.93
Fourth Floor	4,127	383.41
Fifth Floor Suite	951	88.35



Amenities



Attractive Entrance



Passenger Lifts



Open Plan



Kitchen Facilities



Cycle Rack

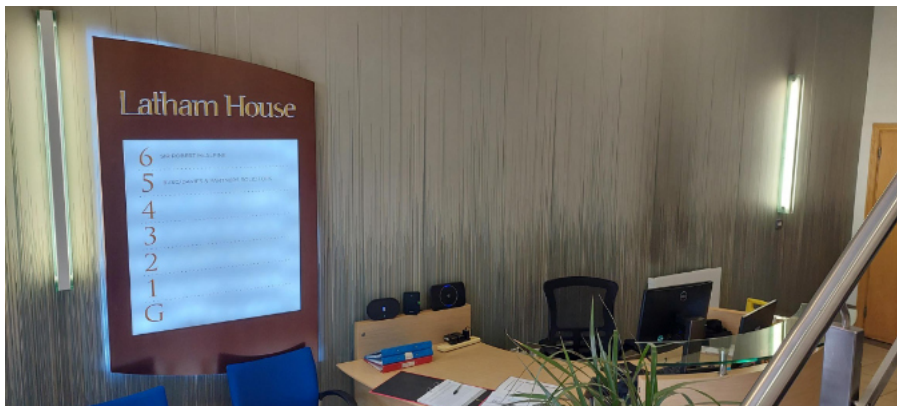


Parking





Further information



Lease Terms

The accommodation is available to let on new lease terms, to be agreed. Subject to contract.

Rent

£19.00 per sq ft per annum exclusive. Subject to contract.

Tenure

Leasehold.

Business Rates

Occupiers will be responsible for paying Business Rates directly to the local authority.

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.

Service Charge

A service charge will be payable in respect of the landlord's services provided. Further details available from the letting agent.

EPC

The EPC rating is C 73.

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

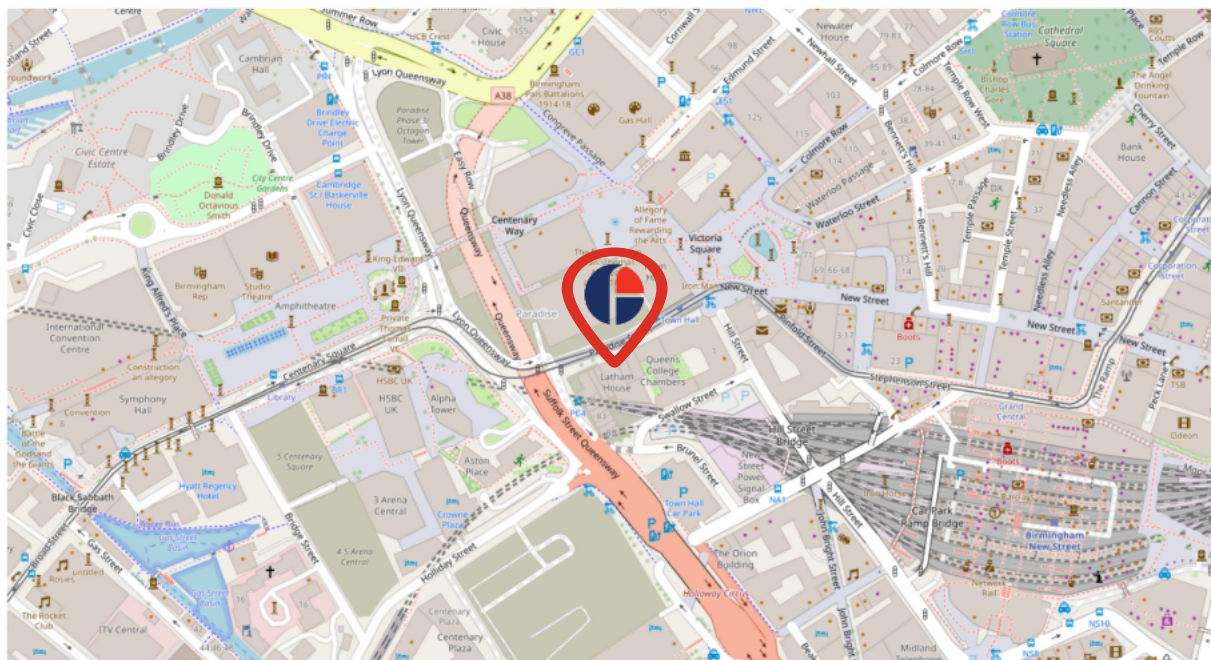
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

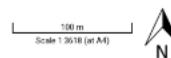
Strictly by prior arrangement Fisher German or our joint agents BNP Paribas Real Estate.



Latham House, Birmingham



Produced on Land App, Mar 26, 2025.
© OpenStreetMap contributors



Approximate Travel Distances



Locations

- Wolverhampton - 18.4 miles
- Coventry - 20.2 miles
- Leicester - 44.9 miles



Nearest Station

- Birmingham New Street - 0.3 miles



Nearest Airport

- Birmingham International - 9.7 miles



Viewings



Charles Warrack



0121 561 7885



07977 512 965



charles.warrack@fishergerman.co.uk



Ellie Fletcher



0121 561 7888



07974 431 243



ellie.fletcher@fishergerman.co.uk

Or our joint agents:

Julie Perks at BNP Paribas Real Estate 0121 237 1215

fishergerman.co.uk



Please Note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated May 2025. Photographs dated March 2025.