



## 85-87 Cornwall Street, Birmingham, B3 3BY

Self-contained city centre office accommodation with excellent connectivity

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	735 sq ft / 68.28 sq m
<b>Rent</b>	£24,000 per annum
<b>Service Charge</b>	N/A
<b>Rates Payable</b>	£4.68 per sq ft
<b>Rateable Value</b>	£6,900
<b>EPC Rating</b>	C (69)

### Key Points

- New Street and Snow Hill Connections
- Self-Contained
- Flexible Terms
- City centre location

## Description

A striking example of late Victorian or early Edwardian architecture, most likely dating from the late 19th to early 20th century. 85-87 Cornwall Street is a four-storey brick-built building with pronounced classical influences and an imposing street presence, characteristic of grand civic or institutional architecture.

The available space is on the lower ground floor of 85-87 Cornwall Street and is to all intents and purposes fully self-contained with its own entrance via a private courtyard.

## Location

85-87 Cornwall Street is located in the heart of Birmingham's central business district (CBD), and is about a 7-minute walk to Snow Hill railway station and 8-minutes to Birmingham New Street. Cornwall Street runs parallel with Colmore Row, Birmingham's primary office corridor. There are regular bus services along Colmore Row and connection to the nearest Midland Metro stop is by Birmingham Town Hall in Victoria Square.

## Accommodation

The accommodation comprises the following areas:

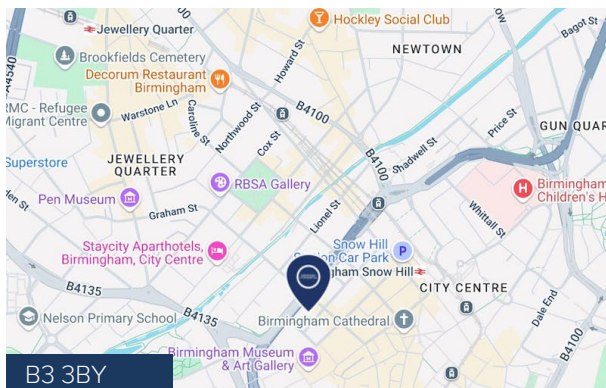
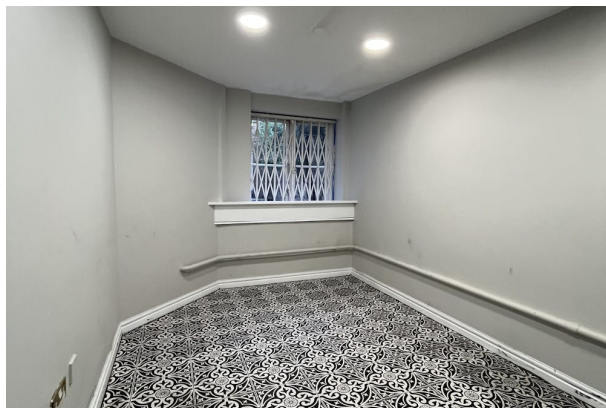
Name	sq ft	sq m	Availability
Lower Ground - Offices	735	68.28	Available
<b>Total</b>	<b>735</b>	<b>68.28</b>	

## Viewings

Strictly by appointment with Shepherd Commercial

## Terms

The offices are immediately available on flexible lease terms.



## Viewing & Further Information

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