



OFFICE TO LET

PART 4TH FLOOR, BILLIARDS BUILDING

134 Edmund Street, Birmingham, B3 2ES

GRADE 'A' OFFICE SUITE IN THE HEART OF BIRMINGHAM'S PROFESSIONAL QUARTER

3,624 SQ FT (336.68 SQ M)



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BILLIARDS BUILDING

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DETAILS



DESCRIPTION

Billiards Building has recently undergone a comprehensive refurbishment with wellness at its centre and a commitment to sustainability. Located in Birmingham's central business district the reception is set within an impressive triple height atrium leading on to a business lounge and meeting rooms. Amenities include a Cafe, Wellness Hub and Yoga Studio and Communal Terrace. The part 4th Floor front suite is available to lease by way of a sub-let being held on a lease that expires 14 August 2034. The lease also provides for a break clause on 14th August 2029 and five yearly rent reviews. A fully fitted, plug and play solution is available, subject to negotiation.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
4th - Part front suite	3,624	336.68
Total	3,624	336.68

KEY FEATURES

- Plug and play solution by negotiation
- Impressive arrival experience with a triple height atrium and newly refurbished reception
- Business lounge, meeting rooms and a ground floor cafe
- Wellness hub, Yoga studio and wellbeing block with showers, lockers and drying facilities

OUTGOINGS

- **Rent:** £36 per sq ft Current passing rent
- **Rates:** £11 per sq ft estimated
- **Service charge:** £8 per sq ft estimated

BILIARDS BUILDING

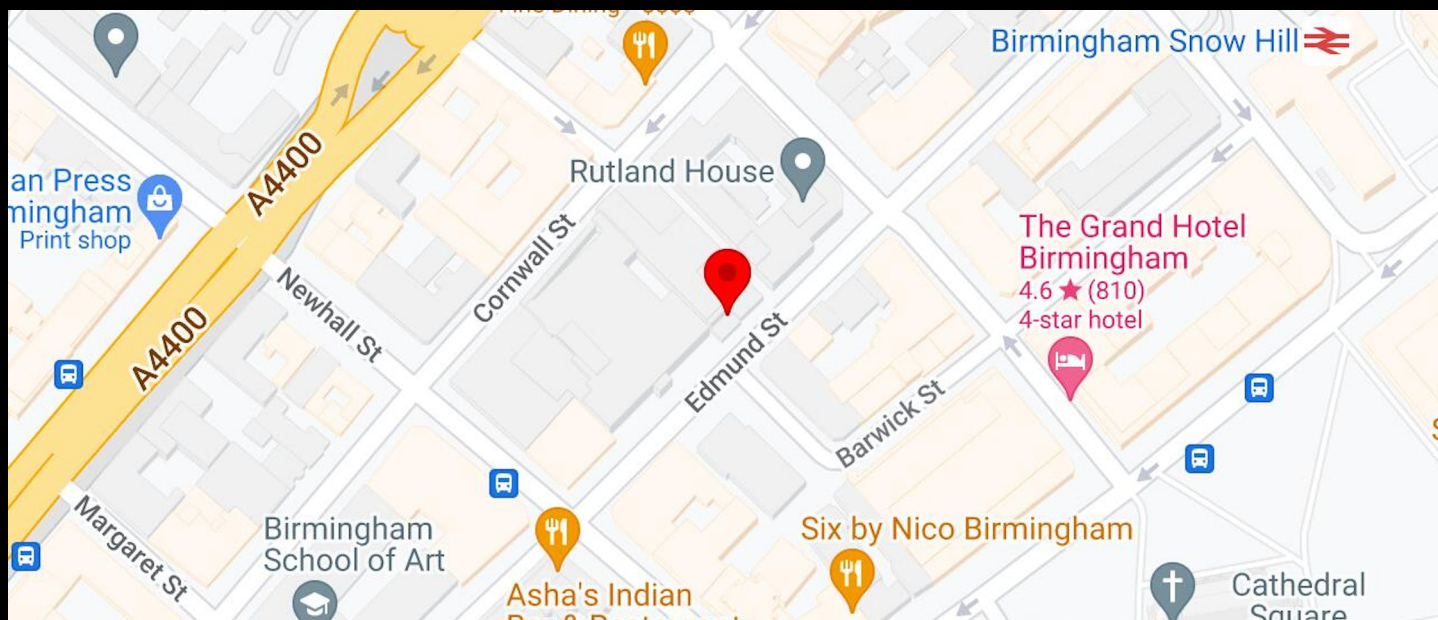
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LOCATION



Billiards Building is located in the heart of Birmingham's professional quarter within walking distance of a wealth of restaurants, bars and cafes in addition to New Street and Snow Hill railway stations.

PLEASE NOTE: IMAGES ARE FOR INDICATIVE PURPOSES ONLY

CONTACT US

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