



**CUSHMAN &
WAKEFIELD**

TO LET

ALBERT HOUSE

12-26 Albert Street, Birmingham, B4 7UD



751.0 sq m (8,084 sq.ft.)

Property Highlights

- Good value, refurbished offices adjacent to the Midland Metro extension
- Situated opposite the new HS2 Curzon Street Terminal
- Lift access
- Toilets on every floor
- 3rd and 4th Floors to be refurbished
- Cat A refurbishment to include brand new M&E systems
- EPC B on refurbished floors

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Location

Albert House is strategically located in Birmingham City Centre, just over 100 metres from Birmingham Moor Street Station. The Property will also be directly opposite the new HS2 Curzon Street Station, which is currently under construction.

In addition, the Midland Metro network expansion along Albert Street will provide a direct link between the wider city centre and the forthcoming HS2 Terminal Building.

Albert House is also within a short walking distance of Birmingham New Street and Snow Hill stations and the wider Midlands Bus Network (with bus stops running along the adjacent Moor Street Queensway). The Property also benefits from its proximity to the Birmingham Bullring just 200 metres away.

Description

Albert House is a five-storey office building consisting of part-brick and part-rendered elevations, featuring glazed windows and a refurbished entrance. There is also a small private car park directly outside the building.

The Property has recently undergone a refurbishment, including a new reception area and upgraded lifts which serve all floors. The reception area also provides access to a communal staircase, with demised toilet facilities available on each level.

The First and Second Floors (now occupied) have been fully refurbished (images enclosed) including new M&E systems, LED lighting and a full Cat B fit out. The Third and Fourth Floors are currently unrefurbished, but are available to let either as-is, or to be fully refurbished by the landlord to an agreed specification with a tenant.

In addition to the Third and Fourth Floors, there is an opportunity to secure further accommodation at Ground and Basement levels.

Accommodation

Description	Sq M	Sq Ft
3 rd	415.0	4,467
4 th	336.0	3,617
Total	751.0	8,084

Areas are approximate and are measured on an NIA basis.

EPC Rating

B (Refurbished Floors)

Rent

Upon application to the agents.

Business Rates

Rateable Value (2023 list):

Third Floor - £59,000

Fourth Floor - £47,000

Occupiers advised to make their own enquiries.

Services

We understand that all mains services are connected.

Legal and Surveying Costs

Each party to bear own legal and surveying costs.

VAT

We understand that the Property is elected for VAT.

Tenure

Available by way of a new lease with terms to be agreed between parties.

Viewings

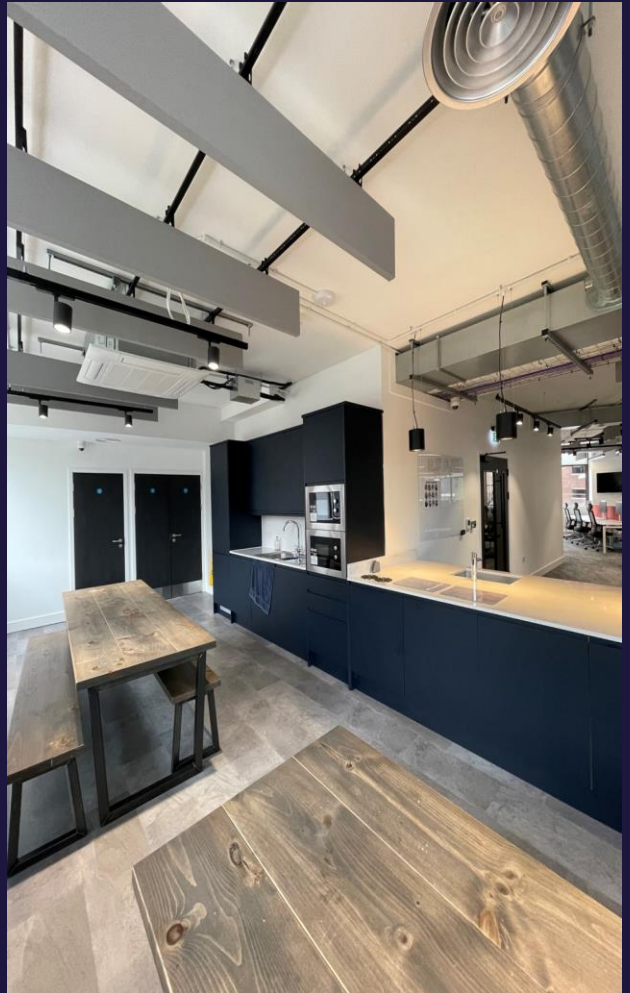
Strictly by appointment with agents, Cushman & Wakefield.



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Images depict the refurbished 1st and 2nd Floors which are now occupied. The vacant floors could be fitted in accordance with a similar specification.



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