



## 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> | 114 to 183 sq ft / 10.59 to 17 sq m  |
| <b>Rent</b>           | £3,600 - £8,000 per annum  |
| <b>Service Charge</b> | N/A  |
| <b>Business Rates</b> | N/A  |
| <b>EPC Rating</b>     | EPC exempt - EPC has been commissioned, will be available in less than 28 days |

### Key Points

- New Street and Snowhill Connections
- Self-Contained
- City centre location
- Varying Sizes
- Flexible Terms

## Description

A striking example of late Victorian or early Edwardian architecture, most likely dating from the late 19th to early 20th century. 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.

With six offices available, 87 Cornwall Street provides ample accommodation of varying sizes to suit a host of SME's seeking space in Birmingham City Centre.

## Location

87 Cornwall Street is located in the heart of Birmingham's central business district (CBD), within postcode B3 3BY. It sits approximately 300 metres north of Colmore Row, Birmingham's primary office corridor, and around 400 metres from Snow Hill Station, which offers regular services to London Marylebone, Worcester, and the West Midlands commuter belt. Birmingham New Street Station, the city's main rail interchange, is situated approximately 750 metres to the south and is accessible within a 10-minute walk.

The property occupies a position on the northern edge of the Colmore Business District, a commercial area that accommodates over 500 companies and approximately 35,000 workers. Cornwall Street itself is characterised by a mix of mid-to-late Victorian office buildings and modern infill developments, housing a combination of law firms, surveyors, financial consultants, and boutique professional services.

## Viewings

Strictly by appointment with Shepherd Commercial

## Terms

The offices are immediately available on flexible lease terms.

## Rentals

Office 1. 124 sq ft. £5,000 pa. £416.67 pcm

Office 2. 203 sq ft. £8,000 pa. £667.67 pcm

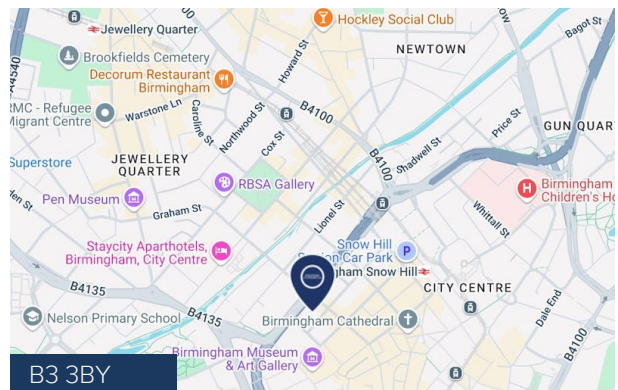
Office 3. 92 sq ft. £3,600 pa. £300.00 pcm

Office 4. 114 sq ft. £4,800 pa. £400.00 pcm

Office 5  
(Store). 69 sq ft

Office 6. 146 sq ft. £6,000 pa. £500.00 pcm

Please note, rents are exclusive of any utilities costs, business rates (if payable by the tenant) and service charge that may be charged by the landlord.



## Viewing & Further Information

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