

TO LET - GRADE A OFFICE

# 63 Church Street

Birmingham B3 2DP



## Key Highlights

- 2,172 - 3,749 sq ft (202 - 348 sq m)
- Traditional CBD location
- Period facade with modern facilities
- High quality refurbishment
- Air conditioning
- 24 hour access
- DDA compliant
- Basement car parking

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### Location

The subject property lies in the professional quarter of the city, close to the junction of Church Street and Cornwall Street. Colmore Row is 200m to the south. Snowhill Station is a 2 minute walk and New Street Station is under a 10 minute walk.

### Specification

The property has been fully refurbished and extends over ground and four upper floors and benefits from the following:

- Communal entrance lobby
- 2 x 8 person passenger lifts
- Male & female WC's on each floor
- Shower facilities
- Raised floors
- LED compliant lighting
- Secure basement car parking (1:1,086 sq ft)

SUITE	SQ FT	SQ M
4th Floor	2,172	202
3rd Floor	3,749	348
2nd Floor	3,645	339
1st Floor	3,350	311

### Lease Terms

The property is available to let as a whole on new full repairing and insuring lease terms to be agreed.

### Rent

£18.00 per sq ft per annum exclusive.

### Business Rates

The Tenant will be responsible for the payment of Local Authority rates. These are estimated at £7.72 per sq ft. We recommend that interested parties make their own enquiries to the local authority.

### Service Charge

A service charge of £4.75 per sq ft will be levied toward the cost of the maintenance of the common areas.

### VAT

VAT is payable at the prevailing rate.

### EPC

Copies of the energy performance certificates are available upon request.

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

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## CONTACTS

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