

**TO LET** GRADE A OFFICE

# 63 CHURCH STREET

Birmingham, B3 2DP



## Key Highlights

- 2,172 - 3,645 sq ft (202 & 389 sq m)
- Traditional CBD
- Period façade with modern floorplates
- 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.

## Accommodation & Specification

<b>Fourth Floor</b>	2,172 sq ft (202 sq m)
<b>Second Floor</b>	3,645 sq ft (389 sq m)
<b>First Floor</b>	3,350 sq ft (311 sq m)
<b>Ground Floor</b>	2,975 sq ft (276 sq m)

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)

## 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.

## Service Charge

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

## 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.

## VAT

VAT is payable at the prevailing rate.

## EPC

The property has an EPC rating of C (67) and above.

## Legal Costs

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



## Contact

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