



TO LET

Office

18-28 Lower Essex Street, Birmingham, B5 6SN

9,940 sq ft (923.5 sq m) NIA

£60,000 per annum

LOCATION

The Property is located in central Birmingham within the Gay Village District.

DESCRIPTION

Part of the former probation office that was previously let to Galliard Construction, who used the Property as an office space to assist with their neighbouring developments. Ideal use type of the incoming tenant would be another construction company looking for well located space to assist with their developments.

There is also a yard to the rear of the Property, which is approximately 380 sq m / 4,090 sq ft, which can be included or excluded from the demise.

ACCOMMODATION

	sq m	sq ft
Basement	246.27	2,651
Ground Floor	197	2,120
First Floor	243.35	2,619
Second Floor	236.81	2,549
Total	923.43	9,940

RENT

We are looking for a rent of £60,000 per annum for the whole of this property, which equates to a £6.04 per sq ft.

LEASE TERMS

The Property is available by way of a new lease for a short term of which can be negotiated between the parties.

The Property is to be let as a whole and is not subject to any letting of part.

BUSINESS RATES

18-28 Lower Essex Street is assessed by the Valuation Office Agency with a total Rateable Value of £63,500 from 1st April 2026. The Property currently has a rating of £54,000.

UTILITIES

The tenant will be responsible for payment of all utility's costs to the accommodation.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

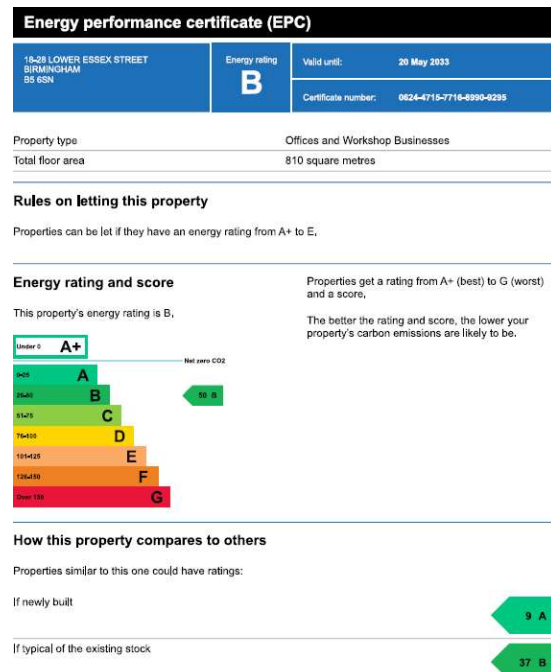
SERVICE CHARGE

Not applicable

VAT

All figures are exclusive of VAT, and the property is currently not elected for VAT.

EPC - B



VIEWING

Strictly by prior appointment:

Alexander Young

Alexander.young@pennycuick.co.uk

0121 456 1700