



OFFICE TO LET

## GATEWAY HOUSE

53 High Street, Birmingham, B4 7SY

PROMINENT CITY CENTRE OFFICE BUILDING

3,987 TO 7,974 SQ FT (370.40 TO 740.81 SQ M)



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# DETAILS

## DESCRIPTION

Gateway House comprises a large retail unit on the ground floor, occupied by Holland & Barrett with a separate ground floor entrance to the upper parts comprising six floors of office space served by 2x 8 person passenger lifts and a separate staircase. Each floor benefits from a good level of natural light. The 4th & 5th Floors are currently divided in to various meeting/consultation rooms from the previous occupiers fitout, but can easily be reconfigured to more open plan accommodation if required. Each floor benefits from its own kitchen/breakout and WC within the demise, with further communal WCs on each landing throughout the building.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th	3,987	370.40	Available
4th	3,987	370.40	Available
<b>Total</b>	<b>7,974</b>	<b>740.80</b>	

## KEY FEATURES

- Open plan floorplates
- Direct access from the High Street
- Flexible lease terms available
- Contiguous floors available individually or as a whole
- Within walking distance of Moor Street and New Street railway stations and the future Curzon Street/HS2 station

## OUTGOINGS

- **Rent:** £10 per sq ft
- **Rates:** £5.01 per sq ft Approximate rates payable (1 April 2023 to present)
- **Service charge:** £7.25 per sq ft
- **EPC:** C

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## LOCATION



Gateway House occupies a prominent position in a vibrant location on the corner of High Street and Carrs Lane. The location is readily accessible being within walking distance of the Midland Metro at Bull Street, Moor Street and New Street railway stations, with bus stops immediately outside the building. Long term, the HS2/Curzon Street development is also within walking distance.

## CONTACT US

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