



REFURBISHED CITY CENTRE OFFICES

Livery Place

35 Livery Street, Birmingham, B3 2PB

696 to 6,867 sq ft
(64.66 to 637.97 sq m)

- Colmore Business District (CBD)
- Fully Refurbished Building
- Reception with Commissionaire
- VRF Air Conditioning
- DDA Compliant
- Flexible Terms
- LG7 Compliant Lighting
- Three Passenger Lift

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Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Suite - Suite 1b, 1st Floor	696	64.66	Available
Suite - Suite 1a, 1st Floor	922	85.66	Available
Suite - Suite 2, 6th Floor	1,461	135.73	Available
Suite - Suite 2, 1st Floor	1,865	173.26	Available
Suite - Suite 3, 2nd Floor	1,961	182.18	Available
Suite - Suite 2, 3rd Floor	2,194	203.83	Available
Suite - Suite 1, 2nd Floor	3,742	347.64	Available
Suite - Suite 4 & 5, 1st Floor	4,198	390.01	Available
Suite - Suite 1, 3rd Floor	6,867	637.97	Available
Total	23,906	2,220.94	

Description

Livery Place is a prestigious multi-let office development in Birmingham City Centre. As one of Birmingham's key city centre office buildings, substantial refurbishment has taken the building to Grade A specification, with significant expenditure on common areas and building services.

Livery Place is now home to a wide range of occupiers, from small companies to large multinational corporations.

It sits adjacent to Snow Hill Station in the City's business district, alongside big name firms such as Barclays, KPMG, PWC, Mazars, Coutts and Santander as well as the new HS2 offices at Snow Hill.

Fully refurbished to a high specification throughout, including new finishes and fittings, benefits of the building include:

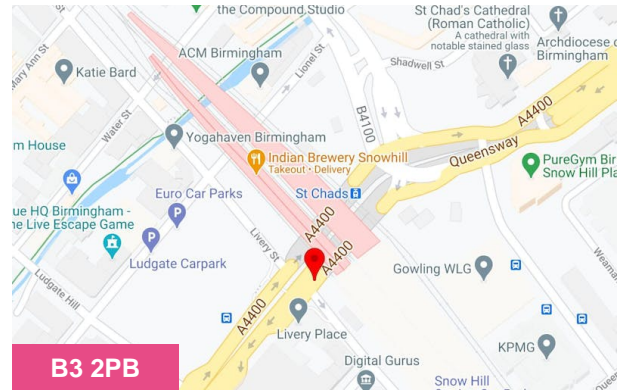
- Daikin VRF independent air conditioning
- Part LED part LG7 compliant lighting
- Fully accessible raised floors
- Perforated metal tiling
- Feature reception
- Allocated secure car parking
- Secure cycle storage
- Three fully refurbished lift interiors
- Shower facilities on every other floor
- Disabled WC's
- Building manager, evening security and CCTV
- Secure basement storage available

Location

Livery Place is a refurbished multi-let Grade A office building prominently situated on the corner of Livery Street and Great Charles Street.

The Building is located in the heart of Birmingham City Centre, within the Colmore Business District. It is situated adjacent to Snow Hill Station and is within walking distance of Colmore Row and New Street Station.

The building is positioned just off the A38, providing convenient access to the national



Summary

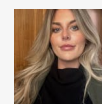
Available Size	696 to 6,867 sq ft
Rent	£14.50 per sq ft from
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon enquiry

Viewing & Further Information



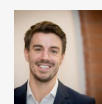
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motorway network.

A range of bars and restaurants providing everything from light bites on the go, to Michelin-starred dining are located just steps away from Livery Place's front door.

Terms

The suites are available to let on a new lease with length to be agreed at £14.50 per ft².

Viewings

Viewings are strictly via the letting agent Siddall Jones.

Service Charge

A service charge is levied for the maintenance and upkeep of communal areas.

Business Rates

The tenant will be responsible for the payment of Local Authority Rates.

We recommend that the tenant make their own investigations to confirm costings.

VAT

All prices are quote exclusive of VAT which may be payable.

Legal Fees

Each party to be responsible for their own legal costs incurred during this transaction.