



LIVERY PLACE, 35 LIVERY STREET, BIRMINGHAM, B3 2PB

OFFICE TO LET | 696 TO 6,867 SQ FT





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



## DESCRIPTION

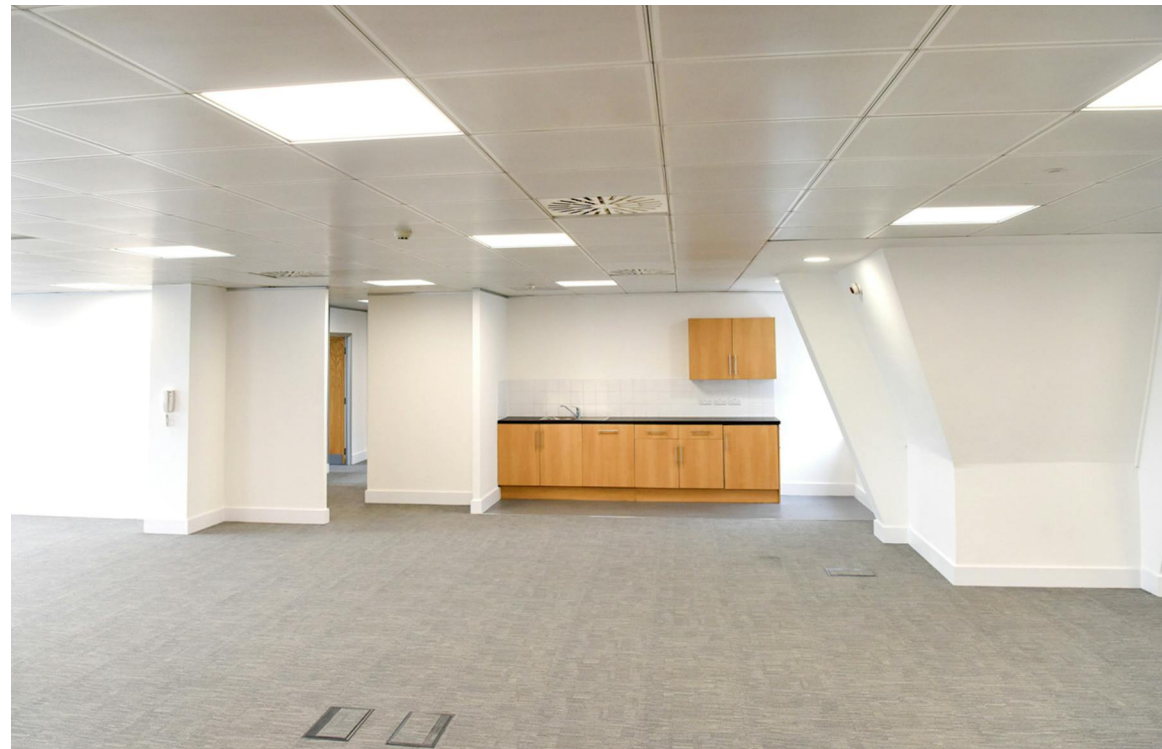
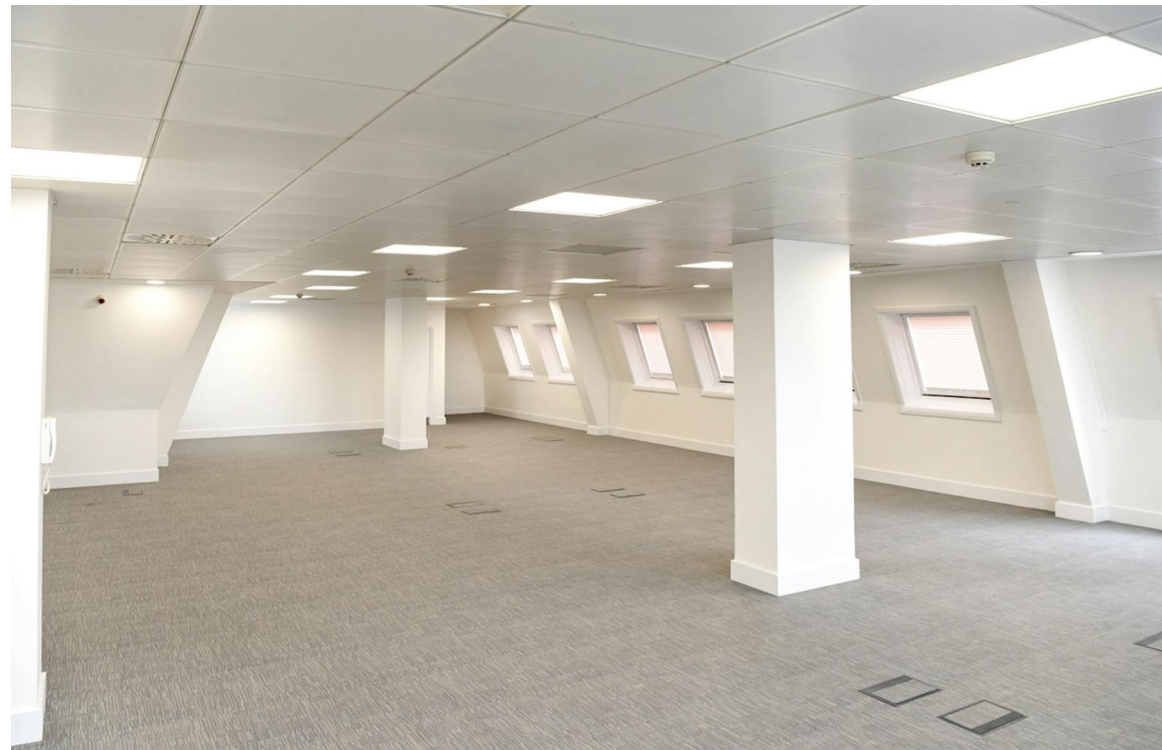
Livery Place is a prestigious multi-let office development in Birmingham City Centre. As one of Birmingham's key city centre office buildings, substantial refurbishment has taken the building to Grade A specification, with significant expenditure on common areas and building services.

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





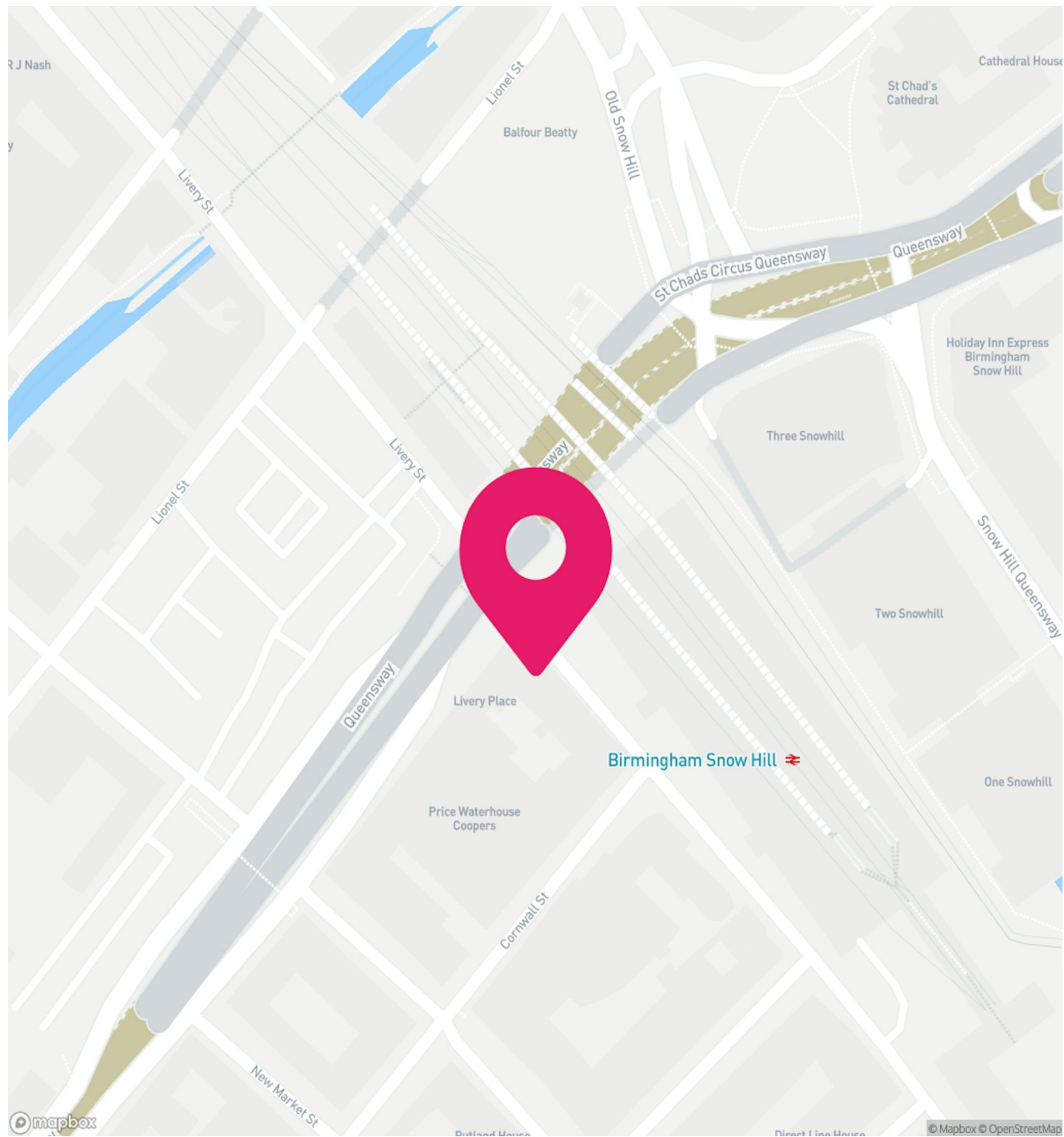
## LOCATION

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 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.





## THE JEWELLERY QUARTER

**The Jewellery Quarter is one of Birmingham's city centre business hotspots.**

The Jewellery Quarter is easily accessible with excellent transport links, including Birmingham Snow Hill Station.

Alternatively, you can reach the Jewellery Quarter from Birmingham City Centre via tram by getting off at the St Paul's stop.

### Places to Eat in the Jewellery Quarter

This area is a lively hub with a wide selection of bars, restaurants, cafes, and shops to explore. Popular spots include:

- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

For a more affordable option, consider picking up a meal from the local Tesco and enjoying it in the park surrounding St Paul's Church. It's a perfect spot to relax and get some fresh air during your workday.

### Staying Active

If you want to stay active, there are also several gyms in the area, such as SPM Fitness, Temple Gym, and Henrietta Street Gym.





## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

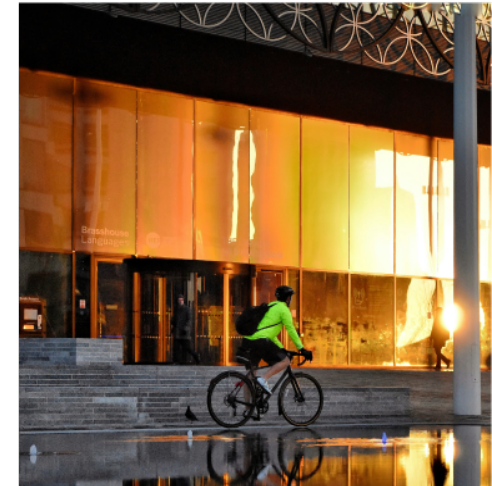
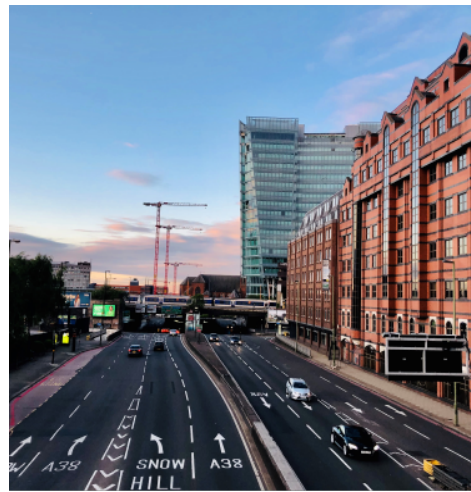
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**Central location, global reach:** A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham’s city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!







## AVAILABILITY

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
<b>Total</b>	<b>23,906</b>	<b>2,220.94</b>	



## TERMS

The suites are available to let on a new lease with length to be agreed at £14.50 per ft<sup>2</sup>.

## 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.

## SERVICE CHARGE

£6.25 per sq ft

## LEASE

New Lease

## RENT

£14.50 per sq ft from

## POSSESSION

Available Immediately

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

### Edward Siddall-Jones

0121 638 0500 | 07803 571 891  
edward@siddalljones.com

### Sophie Froggatt

0121 638 0500 | 07842013854  
sophie@siddalljones.com

### Ryan Lynch

0121 638 0800 | 07710022800  
ryan@siddalljones.com

### Scott Rawlings

0121 638 0500 | 07745521743  
scott@siddalljones.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 07/11/2024