

Guildhall Buildings, Navigation Street, Birmingham, B2 4BT



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Refurbished City Centre Offices Opposite New Street Station

Overview

- High speed 1 GB Fibre broadband
- Newly refurbished throughout
- Concierge service with 2x Passenger Lifts
- Control Video intercom system
- Toilets and Kitchen to all floors
- Perimeter trunking with Power and Data
- Shower facilities
- Secure bicycle storage
- Full coverage CCTV
- 24/7 access



Location

The Guildhall Buildings are conveniently situated within Birmingham City Centre, directly opposite the entrance to New Street Station and the Tram.

Extensive retail and leisure facilities are on the building's doorstep including Grand Central, Mailbox and Bullring.

Description

The Guildhall Buildings occupy a prominent position directly outside of New Street station being a stunning terracotta building arranged over three floors.

The offices have been extensively refurbished and provide suites ranging from 237 ft² to 1,216 ft² and are perfectly suited to a wide range of businesses.

Newly refurbished, each office benefits from LED lighting, carpet flooring, high speed broadband, control video intercom system and perimeter trunking with power and data.

Staff and visitors benefit from Guildhall Buildings' central location with direct access to a range of transport links and facilities at New Street Station, the Bullring and the Mailbox.

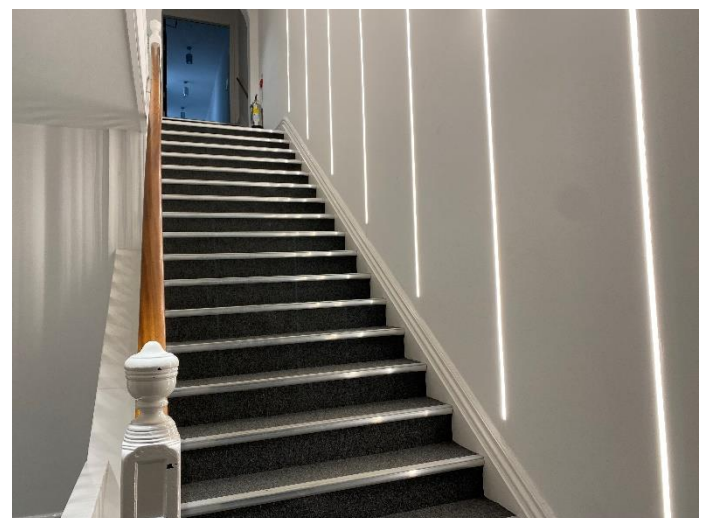
The retail element of the building offers, coffee shops, dry cleaners, hairdressers and delicatessens.

Energy Performance Certificate

Available upon request from the agent.

VAT

All figures quoted are exclusive of VAT which is payable.



Availability / Rental

Suite	Size	Rental PCM	Rental PA	Availability	Rateable Value
206a	495 ft2	£825	£9,900	Immediately	£9,100 - Qualifies for Small Business Rates Relief
301	1,023 ft2	£1,705	£20,460	Immediately	£17,000
303	1,076 ft2	£1,794	£21,520	Immediately	£18,000
304	560 ft2	£933	£11,200	Immediately	£9,300 - Qualifies for Small Business Rates Relief
305	1,012 ft2	£1,687	£20,240	Immediately	£17,000
306	743 ft2	£1,238	£14,860	Immediately	£12,250 - Qualifies for Small Business Rates Relief
307	495 ft2	£825	£9,900	Immediately	£8,600 - Qualifies for Small Business Rates Relief
401	1,216 ft2	£2,027	£24,320	Immediately	£20,250
403a	840 ft2	£1,400	£16,800	Immediately	£14,000 - Qualifies for Small Business Rates Relief
403b	366 ft2	£616	£7,400	Immediately	£6,800 - Qualifies for Small Business Rates Relief
406	689 ft2	£1,148	£13,780	Immediately	£11,500 - Qualifies for Small Business Rates Relief

Please note that the Rateable Value was correct at the time of compiling these particulars

Legal Fees

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

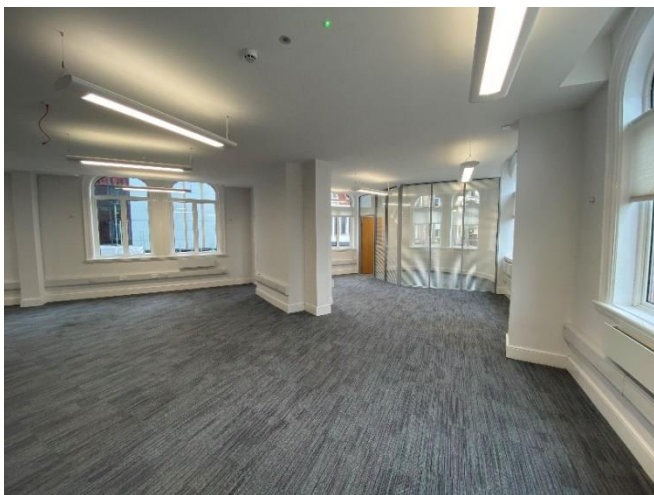
Service Charge

A service charge is levied for the maintenance and upkeep of communal areas and high-speed broadband.

Availability /Viewings

The property is immediately available, subject to the completion of legal formalities.

Viewings are strictly via the sole letting agent Siddall Jones on 0121 638 0500



Siddall Jones | The Mint | 95 Icknield Street | Birmingham | B18 6RU

T: 0121 638 0500

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.