

OFFICE | TO LET



GUILDHALL BUILDINGS, NAVIGATION STREET, BIRMINGHAM, B2 4BT

237 TO 1,216 SQ FT (22.02 TO 112.97 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Refurbished City Centre Offices Opposite New Street Station Available from 366 ft². Please Contact Siddall Jones for availability.

- High Speed 1 GB Fibre broadband
 - Newly Refurbished Throughout
 - 2x Passenger Lifts
 - Control Video Intercom System
 - Toilets and Kitchens to all Floors
 - Perimeter Trunking with Power and Data
 - Concierge Service
 - Secure Bicycle Storage
 - Full Coverage CCTV
 - 24/7 Access
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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 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.

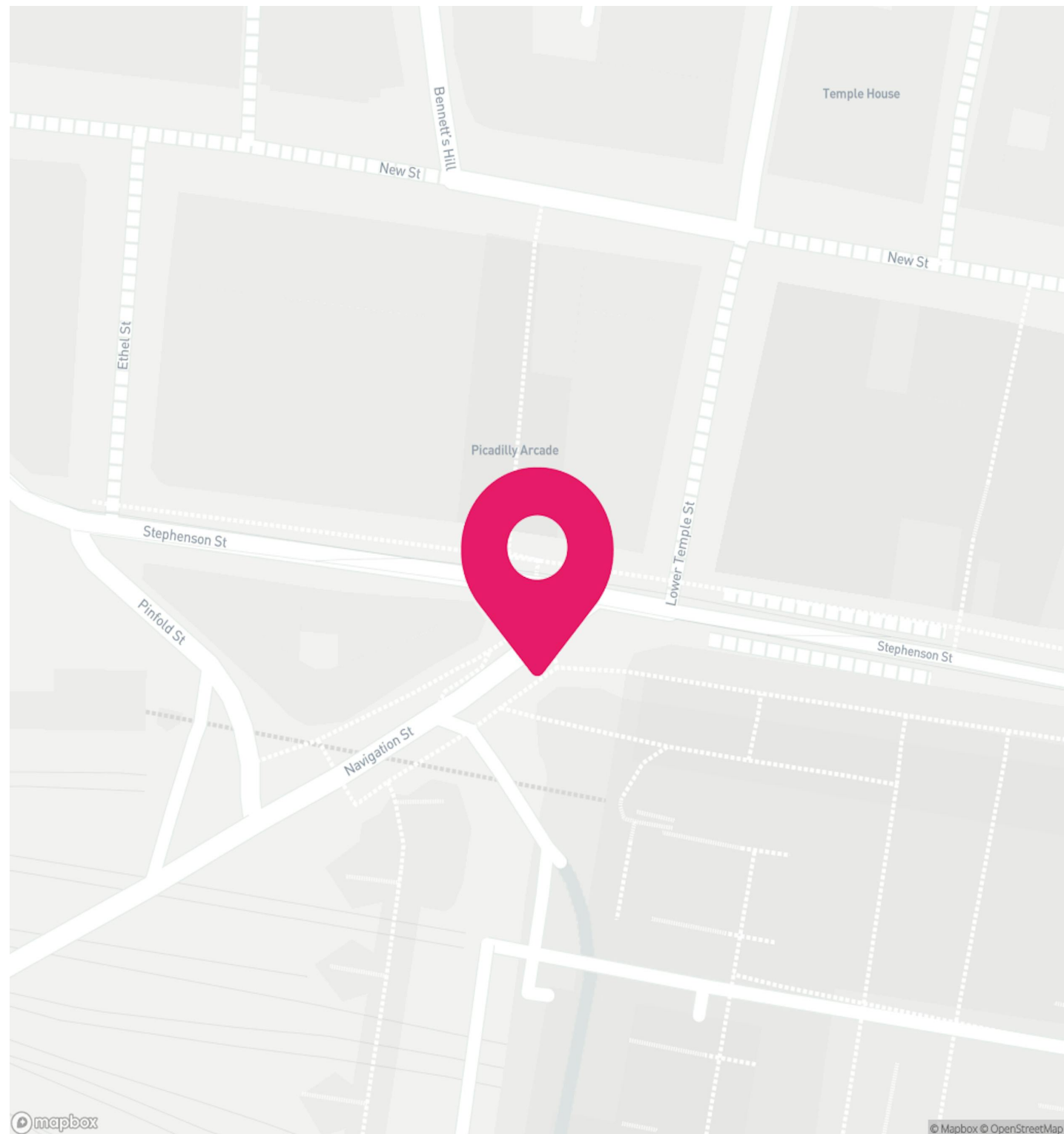
The retail element of the building offers, coffee shops, dry cleaners, hairdressers and delicatessens.



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.



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.

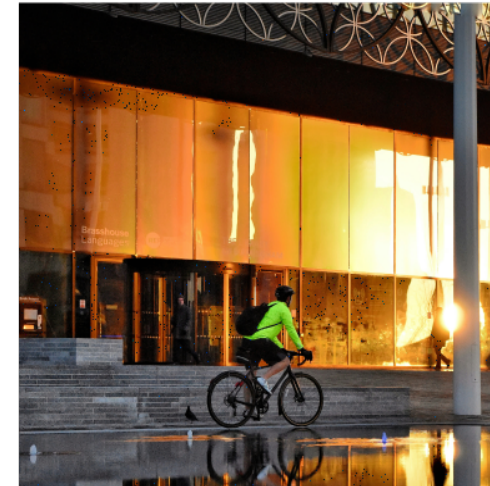
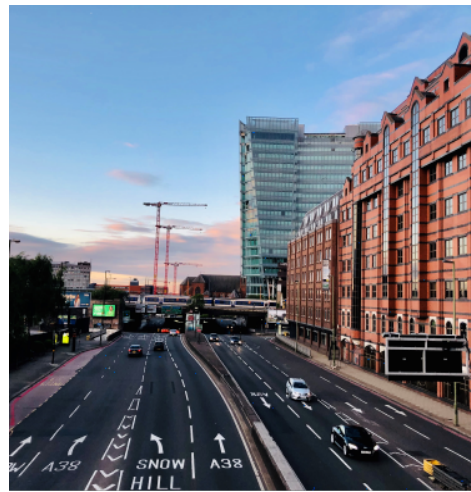
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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	Rent	Total year	Availability
2nd - 206a	495	£25 /sq ft	£12,375	Available
3rd - 301	1,023	£25 /sq ft	£25,575	Available
3rd - 303	1,076	£25 /sq ft	£26,900	Available
3rd - 304	560	£25 /sq ft	£14,000	Available
3rd - 305	1,012	£25 /sq ft	£25,300	Available
3rd - 307	495	£25 /sq ft	£12,375	Available
4th - 401	1,216	£25 /sq ft	£30,400	Available
4th - 403a	840	£25 /sq ft	£21,000	Available
4th - 403b	366	£25 /sq ft	£9,150	Available
Suite - 204	560	£25 /sq ft	£14,000	Available
Suite - 106	721	£25 /sq ft	£18,025	Available
Suite - 406	689	£25 /sq ft	£17,225	Available
Suite - 206d	237	£25 /sq ft	£5,925	Available

Name	sq ft	Rent	Total year	Availability
Total	9,290		£232,250	

VAT

All figures quoted are exclusive of VAT which is payable.

SERVICE CHARGE

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

LEGAL FEES

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

SERVICE CHARGE

£9.50 per sq ft

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£25 per sq ft

POSSESSION

The property is immediately available following the completion of legal formalities.

POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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