

BIRMINGHAM

11 Waterloo Street, B2 5TB

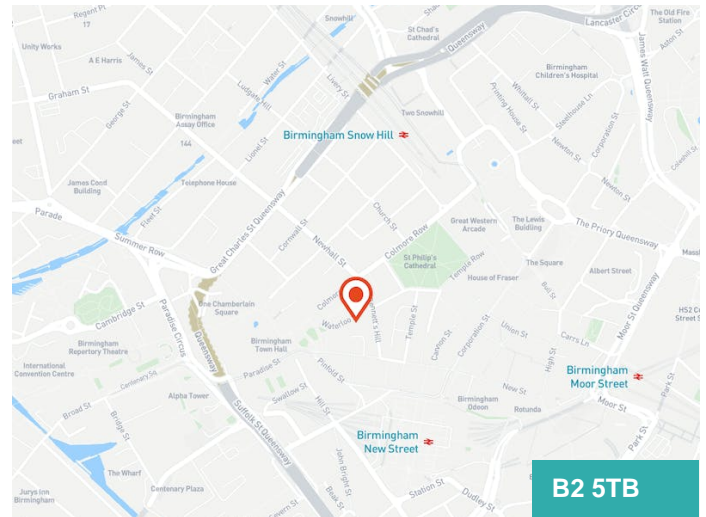
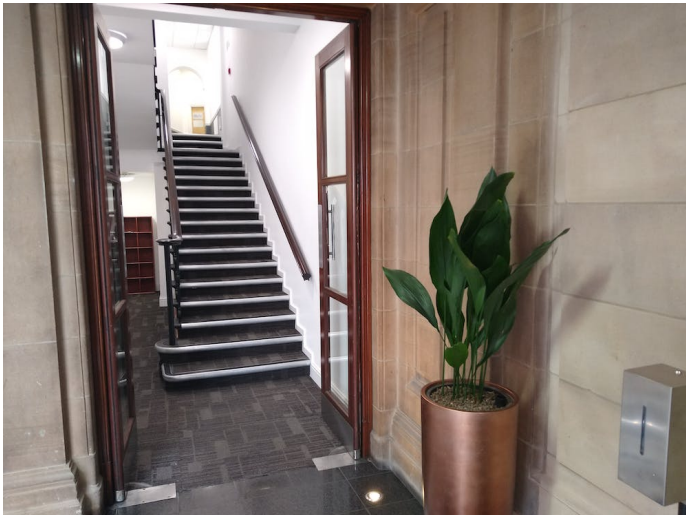


OFFICE TO LET

1,040 SQ FT

- Refurbished office accommodation
- Prominent city centre location within the heart of the CBD
- Within close proximity to amenities and transport links
- Attractive Grade II listed building

Modern office suite within a Grade II listed building in the heart of Birmingham City centre [vailwilliams.com](https://www.vailwilliams.com)



Summary

Available Size	1,040 sq ft
Rent	£20 per sq ft
Rates Payable	£6.60 per sq ft
Rateable Value	£13,750
Service Charge	£6 per sq ft
EPC Rating	D (92)

Description

11 Waterloo Street provides modern office accommodation behind an attractive stone facade within a Grade II listed building which brings a great wealth of character to the space.

The 1st Floor suite offers an open plan office, with a good level of natural light, further benefiting from its own kitchenette and is ready for immediate occupation.

Location

11 Waterloo Street is very well located in the heart of the CBD within a short walking distance of both New Street and Snow Hill train stations. The Midland Metro, a wealth of bus stops and local amenities including restaurants, bars and coffee shops are also within the immediate vicinity.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
1st - Suite 2	1,040	96.62	Available
Total	1,040	96.62	

Specification

Internally the accommodation is well specified with comfort cooling, raised access floors and central heating throughout. The property benefits from an attractive reception area on entry and has 1 x passenger lift providing access to the upper floors.

Viewings

By prior appointment via the joint letting agents

Terms

Available to rent on a new lease on terms to be negotiated

Anti-money laundering regulations

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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