

# BIRMINGHAM

Bennetts Hill House, B2 5QP



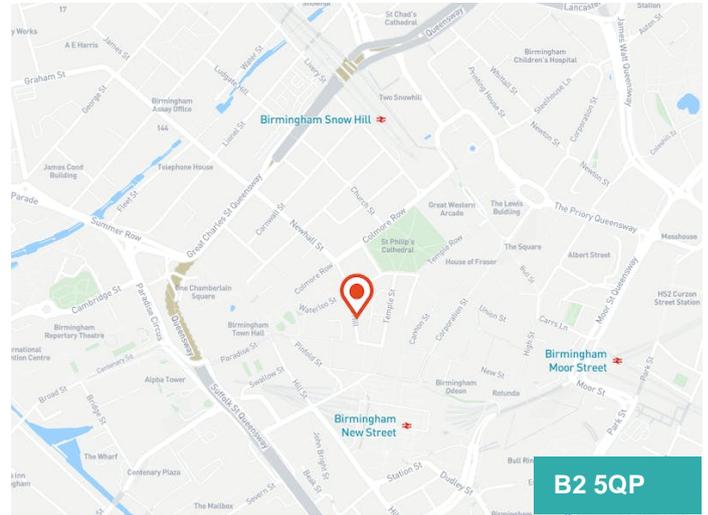
## OFFICE TO LET

1,000 SQ FT

- Contemporary exposed services design
- Sleek architectural lighting
- Refurbished original parquet flooring
- 300MB Ultrafast Fibre Broadband
- Showers and comfort cooling
- Within a short walk of New Street Station

**Urban chic, open-plan, loft style office with high ceilings & crittall windows, in the heart of the central business district of Birmingham**

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## Summary

<b>Available Size</b>	1,000 sq ft
<b>Rent</b>	£30,000 per annum
<b>Business Rates</b>	All parties are advised to make their own enquiries of the local Rating Authority
<b>Service Charge</b>	£6.93 per sq ft
<b>EPC Rating</b>	D (81)

## Description

Urban chic, open-plan, loft style offices with high ceilings, crittall windows and original parquet flooring, in the heart of the central business district of Birmingham.

## Location

Bennetts Hill provides an excellent business location in the heart of Birmingham City centre, being just a short walk from Colmore Row, New Street station and the shopping district. The location further benefits from an abundance of restaurants, bars and coffee shops in the immediate vicinity.

## Accommodation

The available accommodation comprises the front suite of the 4th floor, comprising an open plan fitted suite of approximately 1,000 sq ft.

Name	sq ft	sq m	Availability
4th - Front Suite	1,000	92.90	Under Offer

## Specification

The office suite provides fully refurbished accommodation with comfort cooling, central heating, natural ventilation and a sleek architectural design not seen at any other office space in the city. The space is fully furnished and ready for immediate occupation with a 300MB Ultrafast Fibre Broadband connection installed at the building.

## Viewings

By prior appointment via the joint letting agents

## Terms

Available on a new lease on terms to be negotiated

## Anti-money laundering requirements

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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