

BIRMINGHAM

Newater House, 11 Newhall
Street, B3 3NY



UNDERGOING FULL REFURBISHMENT

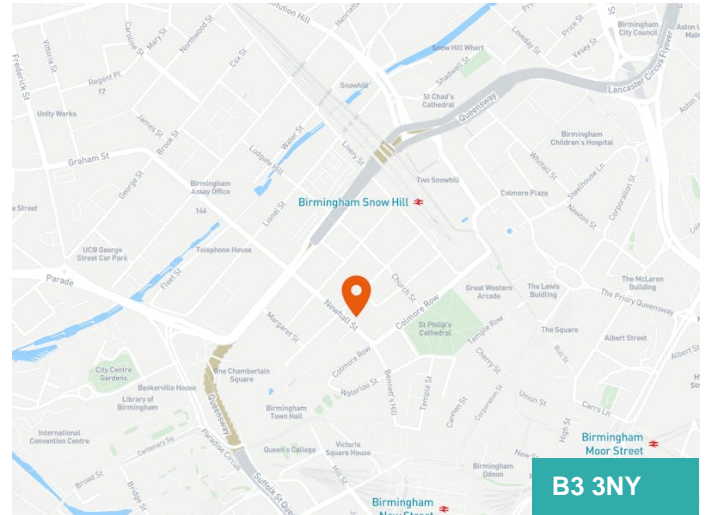
OFFICE TO LET

1,700 TO 28,000 SQ FT

- Currently undergoing a comprehensive refurbishment throughout
- Ready for occupation Q1 2023
- Up to 500MB dedicated ultrafast business internet available
- Concierge reception, cycle storage and shower facilities
- On site car parking (1:1,500 sq ft) with EV charging points
- Located in the heart of the CBD close to several restaurants, bars & coffee shops
- Within a 10 minute walk of New Street and Snow Hill train/Midland Metro stations

FULLY REFURBISHED OFFICE BUILDING

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Summary

Available Size	1,700 to 28,000 sq ft
Rent	Rent on Application
Business Rates	All parties are advised to make their own enquiries of the local Rating Authority
Service Charge	£6.50 per sq ft Estimated
EPC Rating	Upon Enquiry

Description

Newater House is currently undergoing a comprehensive refurbishment to the office suites and all common parts of the building, due for completion Q1 2023 and will provide a modern/well specified building in the heart of Birmingham CBD.

- Brand new M&E - three pipe VRF air conditioning/LED lighting
- Raised access floors
- Two brand new passenger lifts
- Concierge reception - during business hours
- 24/7 access
- Up to 500MB dedicated ultrafast business internet available

Location

Newater House is located just off Colmore Row, within easy walking distance of New Street and Snow Hill train/metro stations several restaurants, bars and coffee shops offering all the amenity that you would expect from a City centre office.

Accommodation

The accommodation comprises modern, open plan office suites excellent natural light. The reception provides meeting booths and 1-2-1 meeting/zoom rooms. There is car parking available in the basement (be negotiation) with EV charging points in addition to cycle storage, showers and drying rooms, in addition to a dedicated ultrafast business internet connection providing up to 500MB which can be connected to within 24 hours.

Name	sq ft	sq m	Availability
1st - Front	1,846	171.50	Available
2nd	3,900	362.32	Coming Soon
3rd	3,900	362.32	Coming Soon
4th	3,919	364.09	Available
5th	3,900	362.32	Coming Soon
6th	3,927	364.83	Available
7th	3,900	362.32	Coming Soon
Total	25,292	2,349.70	

Viewings

By prior arrangement via the joint agents

Terms

Available on a new lease for a term of years 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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