

# BIRMINGHAM

14 Corporation Street, B2  
4RN



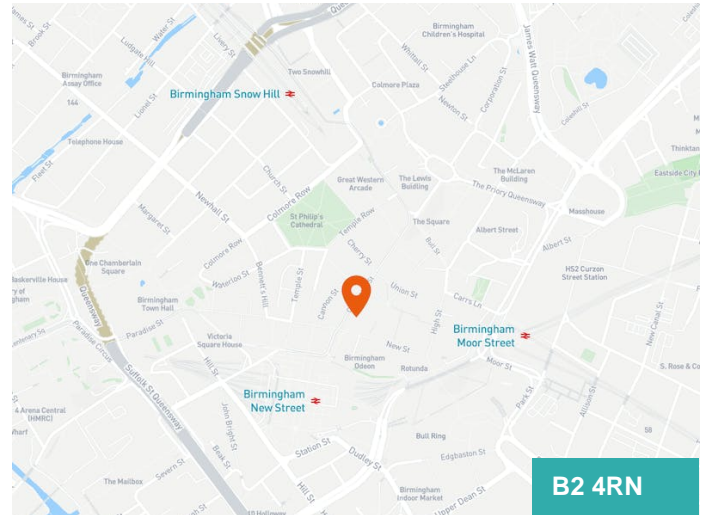
## OFFICE TO LET

**3,300 TO 16,100 SQ FT**

- Fully Refurbished accommodation
- Located in the heart of Birmingham City Centre, within a few hundred yards of New Street station
- Modern open plan floorplates
- Available for immediate occupation
- Planning consent for office and education/training use

**Flexible Office Accommodation in Birmingham City Centre**

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## Summary

<b>Available Size</b>	3,300 to 16,100 sq ft
<b>Rent</b>	£17.50 per sq ft
<b>Business Rates</b>	All parties are advised to make their own enquiries of the local Rating Authority
<b>Service Charge</b>	POA
<b>VAT</b>	Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.
<b>Legal Fees</b>	Each party to be responsible for their own legal costs incurred in this transaction.
<b>EPC Rating</b>	C

## Description

14 Corporation Street has undergone a full refurbishment providing predominantly open-plan, flexible floorplates. The floorplates benefit from a dual aspect and excellent levels of natural light from the large windows on either side. The upper office floors provide fantastic views across the city. Each floor further benefits from male/female/disabled WCs and a kitchenette within the demised floor area and some internal meeting rooms already in situ, with suspended ceilings and LED lighting.

## Location

Situated in the heart of Birmingham City Centre, only a few hundred yards from New Street Station.

Prominent frontage to Corporation Street located opposite the Corporation Street Metro stop, which forms part of the West Midlands tram route. This provides access to wider Birmingham, as far as Wolverhampton.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
8th	3,400	315.87	Available
7th	3,300	306.58	Available
6th	4,300	399.48	Available
5th	5,100	473.81	Available
<b>Total</b>	<b>16,100</b>	<b>1,495.74</b>	

## Viewings

By prior appointment via the letting agents

## Terms

For a term of years to be negotiated on commercial terms

## 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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