

# BIRMINGHAM



Victoria House 114-116  
Colmore Row, B3 3BD



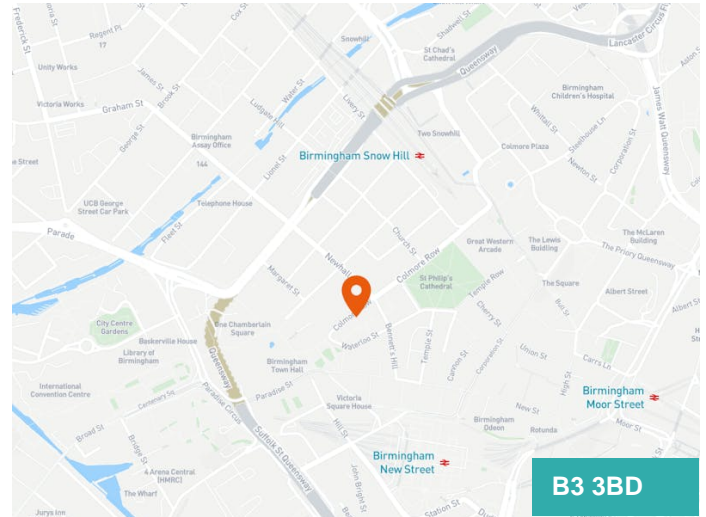
## OFFICE TO LET

**430 TO 1,221 SQ FT**

- Modern office suites within a Grade II listed building
- Situated in the heart of Birmingham's CBD
- Various suites available, furnished and unfurnished
- Free fast broadband

**Flexible Offices with free fast broadband**

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## Summary

<b>Available Size</b>	430 to 1,221 sq ft
<b>Rent</b>	£19.50 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>	£8 per sq ft
<b>VAT</b>	Applicable. At the prevailing rate
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	D (85)

## Location

Victoria House is a striking Grade II listed building offering quality refurbished offices at the centre of Birmingham's Business District Centre on Colmore Row, the premier address in Birmingham.

Snowhill, New Street railway stations and Midland Metro are within a 5 minute walk. All major bus routes are located on Colmore Row. Junction 6 of the M6 motorway is approximately 2 miles north of the city centre, accessed via A38M (Aston Expressway).

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rates Payable	Availability
4th - Fourth Floor	957	88.91	£10.69 /sq ft	Available
3rd - Third Floor front	625	58.06	£10.78 /sq ft	Available
2nd - Second Floor front	1,221	113.43	£10.63 /sq ft	Available
2nd - Second Floor rear	640	59.46	£10.53 /sq ft	Available
1st - First Floor Rear	610	56.67	£10.02 /sq ft	Available
<b>Total</b>	<b>4,053</b>	<b>376.53</b>		

## Specification

The building offers:

- Fully refurbished suites
- Excellent natural light
- Air conditioning
- Lift
- LG7 lighting
- Secure intercom access
- Grade A finishes throughout
- Male and female WC's
- Perforated metal tile ceiling

## Viewings

Strictly by appointment through the joint sole agents.

## Terms

Available on application.

## VAT

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.

## Legal Costs

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

## AML

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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