

George Nott House, 119 Holloway Head, Birmingham, B1 1QP



**TO LET**

Refurbished Office Premises Close to New Street Station

Net Internal Area: 2,448 ft<sup>2</sup> (227.42 m<sup>2</sup>)

### Location

The property occupies a prominent location along Holloway Head (B4127) near to Bristol Street (A38) which in turn provides access to the national motorway network at junction 6 of the M6 (Spaghetti).

The location provides easy access to the city centre and surrounding areas. The Mailbox, Birmingham New Street, Grand Central Shopping centre and the Colmore Business District are all a short walk away.

### Description

George Nott House is accessed via a pedestrian access from Holloway Head and then provides lift and stair access to all floors.

The office is located on the first floor and briefly comprises of a reception / entrance area which leads to an open plan office space which provides dual aspect windows, refurbished WC and kitchen facilities, emulsion coated walls and floor coverings

The immediate location provides on-street car parking and an all-day car park is located nearby.

### Accommodation

**Total (NIA) 2,448 ft<sup>2</sup> (227.42 m<sup>2</sup>) approximately.**

### Terms

The suite is available on a new internally repairing and insuring lease, with length to be agreed, at a quoting rental of £10.00 PSF (exclusive) totalling £24,480 per annum.

### Service Charge

A service charge is levied in respect of the maintenance and upkeep of communal areas.

Further information is available upon request.

### Rateable Value

April 2023 RV: £30,750

### VAT

All prices quoted are exclusive of VAT, which may be payable.

### Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

### Services

We understand that the suite has access to all mains facilities.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

### Energy Performance Certificate (EPC)

D (86)

### Viewing

Strictly via prior appointment with the agents.

