

Highly Desirable Offices To Let

12th & Part 11th Floor
45 Church Street
Birmingham
B3 2RT

August 2018

2,917— 6,619 sq ft (NIA)



Location

45 Church Street is located within the central business district of Birmingham City Centre, adjacent to Snow Hill Station, with Metro links to New Street Station and within a minute's walk of a number of bus services. There is excellent access for cars with a direct link to Great Charles Street leading to Aston Expressway and the motorway network. Birmingham Airport and International Railway is approximately 20 minutes' drive.

Description

45 Church Street is a modern, multi-tenanted building arranged over ground and 12 upper floors with an impressive double height reception, with access off the corner of Church Street and Cornwall Street.

The space is currently occupied by Coutts Bank on a leasehold basis for a remaining 3 years however the space is to be vacated by Q3 2018.

The space is of Grade A specification including floor to ceiling height of 2.8m, full height glazing, minimal columns, panoramic city views, scenic lifts, suspended metal ceilings tiles and 4-pipe fan coil air conditioning.

Accommodation

Floor	Sq Ft	Sq M
12th	2,917	271
Part 11th	3,701	615
TOTAL	6,619	615

Terms

The accommodation is available by way of assignment or sub-lease for the 12th and part 11th floors, which are both held on separate leases expiring 15/05/2021. Either floor has the opportunity for a longer lease term direct with the Landlord.

For further information or an appointment please contact:

Key Contacts

George Jennings

Tel: 0121 609 8458

Email: george.jennings@avisonyoung.com

Rent

£28.74 per sq ft for the 12th Floor.

£28.00 per sq ft for the part 11th Floor.

Rates

£9.32 per sq ft per annum for the part 11th Floor.

£8.79 per sq ft per annum for the 12th Floor.

Service Charge

£5.75 per sq ft per annum

VAT

The property is elected for VAT purposes

EPC Rating

EPC Rating: C



Avison Young

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