



85-87 CORNWALL STREET, BIRMINGHAM, B3 3BY

OFFICE TO LET | 1,347 TO 2,715 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



An attractive office building available as a whole or in part, located in the heart of Birmingham's Central Business District

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- Attractive City Centre Office Building
  - Available as a Whole or in Part
  - Passenger Lift Access
  - Air Conditioning
  - WC Facilities To Each Floor
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## DESCRIPTION

The property comprises an attractive Grade II\* listed building constructed in 1899 and fronting Cornwall Street in the heart of Birmingham's CBD.

The property extends to approximately 6,367 sq ft (591.5 sq m) net and 8,875 sq ft (824.5 sq m) gross and floor plans with accompanying accommodation schedules are available via the agents.

The existing office accommodation is arranged across 5 floors from basement to third floor level and is subdivided into a range of cellular offices and more open plan meeting spaces.

Each floor is accessible using the single main staircase or passenger lift with WC facilities available on each floor and kitchens on the first and third floor levels.

The building has retained numerous original features and also benefits from a small courtyard.

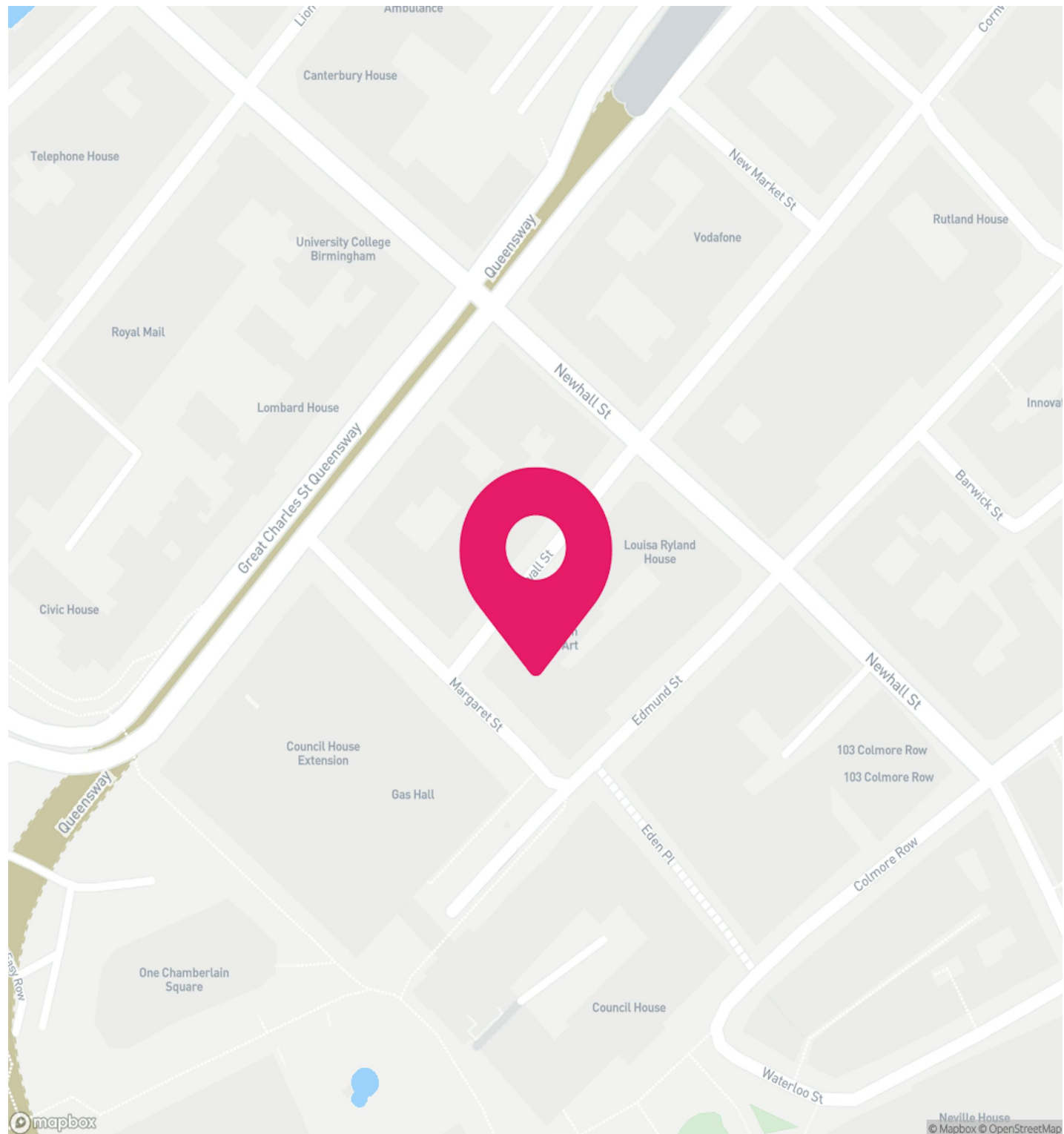


## LOCATION

The property is located in Birmingham City Centre within close proximity to Colmore Row and surrounding associated central business district amenities.

The property is situated at the southern end of Cornwall Street close to the intersection with Newhall Street with nearby occupiers including office, residential and bar/restaurant users.

The property is conveniently located 0.2 miles (4 minutes' walk) from the Town Hall tram stop, 0.3 miles / 6 minutes' walk from Snow Hill Train Station and 0.3 miles/7 minutes' walk from Grand Central New Street Station which offers wider connectivity to the national rail network





## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

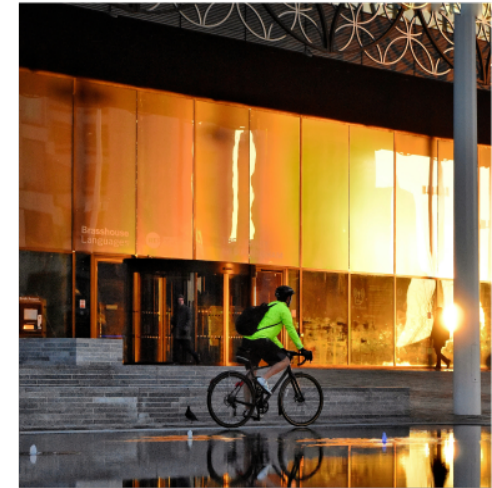
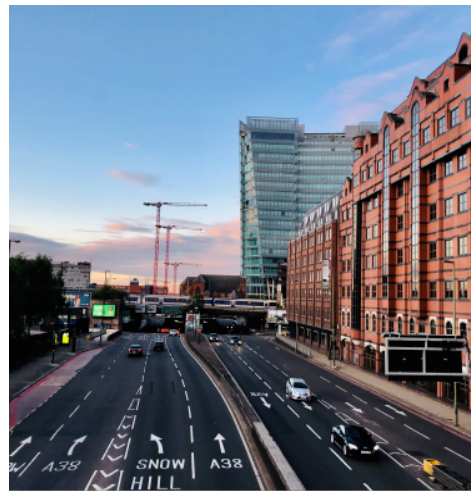
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**Central location, global reach:** A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham’s city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!







## AVAILABILITY

Name	sq ft	sq m	Rent	Availability
2nd	1,347	125.14	£24,246 /annum	Available
3rd	1,368	127.09	£24,624 /annum	Available
<b>Total</b>	<b>2,715</b>	<b>252.23</b>		

## SERVICE CHARGE

n/a

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## LEASE

New Lease

## RENT

£18 per sq ft Alternatively, the property can be taken on a floor by floor basis at £18 ft<sup>2</sup>.

## POSSESSION

Available Immediately. The property is immediately available following the completion of legal formalities

## EPC

C (69)

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

### **Edward Siddall-Jones**

0121 638 0500 | 07803 571 891  
edward@siddalljones.com

### **Sophie Froggatt**

0121 638 0500 | 07842013854  
sophie@siddalljones.com

### **Ryan Lynch**

0121 638 0800 | 07710022800  
ryan@siddalljones.com

### **Scott Rawlings**

0121 638 0500 | 07745521743  
scott@siddalljones.com

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