

OFFICE | TO LET



FIRST FLOOR, LIVERY PLACE, 35 LIVERY STREET, BIRMINGHAM, B3 2PB

922 SQ FT (85.66 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Newly Renovated and Furnished First Floor Office Suite in a Refurbished Multi-let Grade A Office Building in Colmore Business District.

- EPC - Rating A
 - Plug and Play Office
 - Colmore Business District (CBD)
 - Reception with Commissionaire
 - Three Passenger Lifts
 - Car Parking (Subject to Availability)
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DESCRIPTION

Livery Place is a prestigious multi-let office development in Birmingham City Centre. As one of Birmingham's key city centre office buildings, substantial refurbishment has taken the building to Grade A specification, with significant expenditure on common areas and building services.

Livery Place is now home to a wide range of occupiers, from small companies to large multinational corporations.

It sits adjacent to Snow Hill Station in the City's business district, alongside big name firms such as Barclays, KPMG, PWC, Mazars, Coutts and Santander as well as the new HS2 offices at Snow Hill.

Fully refurbished to a high specification throughout, including new finishes and fittings, benefits of the building include:

- Daikin VRF independent air conditioning
- Part LED part LG7 compliant lighting
- Fully accessible raised floors
- Perforated metal tiling
- Feature reception
- Allocated secure car parking
- Secure cycle storage
- Three fully refurbished lift interiors
- Shower facilities on every other floor
- Disabled WC's
- Building manager, evening security and CCTV
- Secure basement storage available



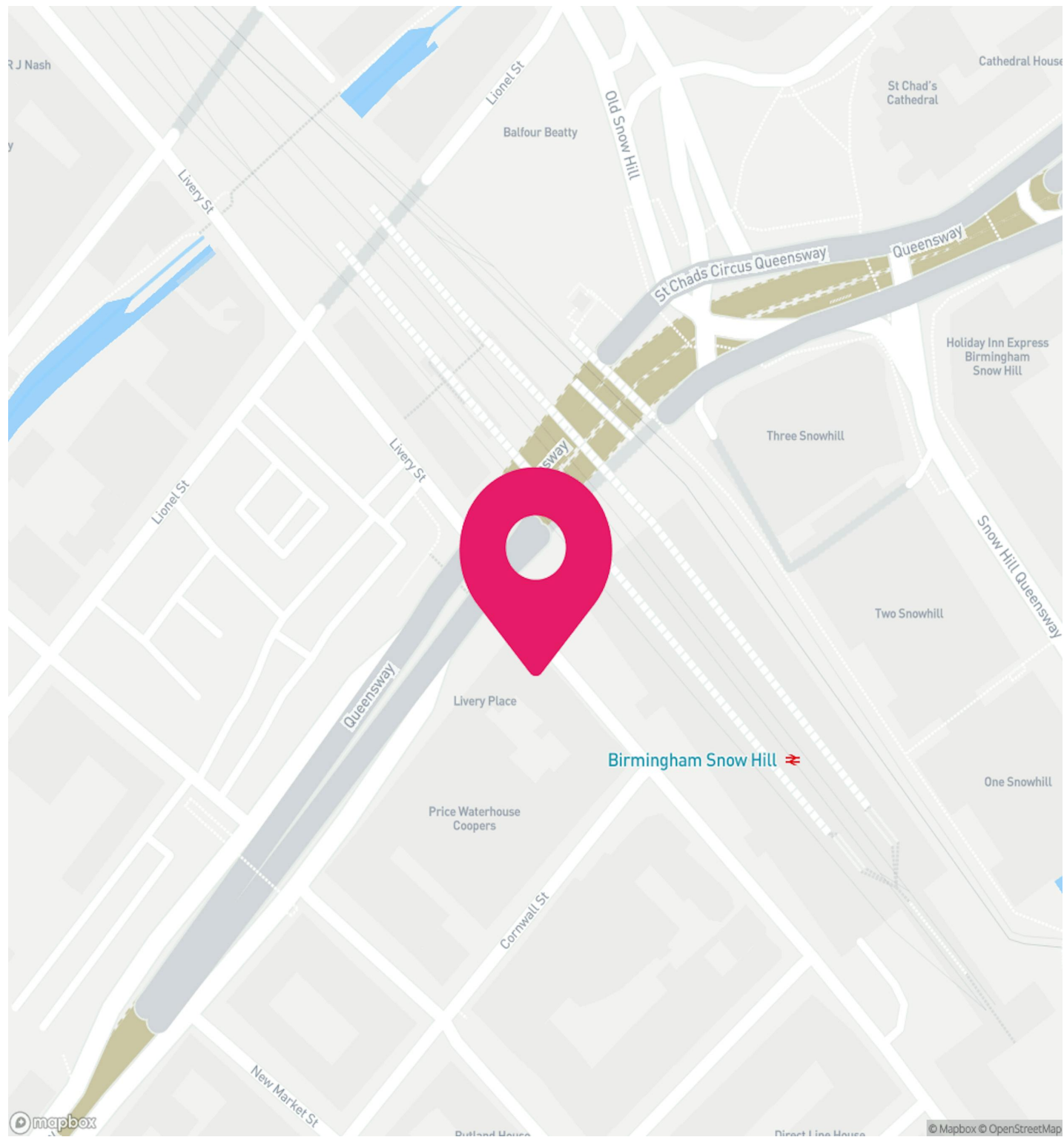
LOCATION

Livery Place is a refurbished multi-let Grade A office building prominently situated on the corner of Livery Street and Great Charles Street.

The Building is located in the heart of Birmingham City Centre, within the Colmore Business District. It is situated adjacent to Snow Hill Station and is within walking distance of Colmore Row and New Street Station.

The building is positioned just off the A38, providing convenient access to the national motorway network.

A range of bars and restaurants providing everything from light bites on the go, to Michelin-starred dining are located just steps away from Livery Place's front door.



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.

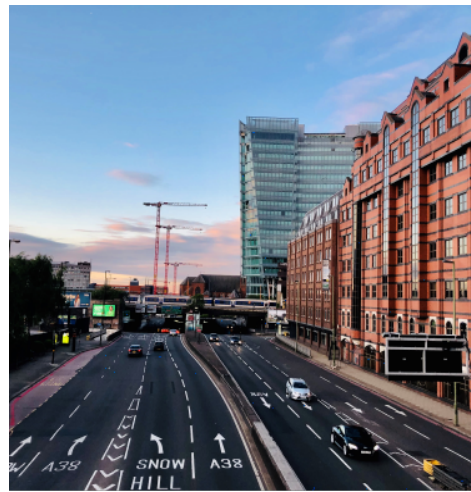
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!







TERMS

The suite is available to let on a new lease with length to be agreed at £20,745 exclusive per annum.

SERVICE CHARGE

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

BUSINESS RATES

The tenant will be responsible for the payment of Local Authority Rates.

We recommend that the tenant make their own investigations to confirm costings.

VAT

All prices are quoted exclusive of VAT which we understand is payable.

LEGAL FEES

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

ENERGY PERFORMANCE CERTIFICATE

EPC - A

POSSESSION

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

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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