

Borough Buildings

Birmingham, B1 1BN

**OFFICES TO LET
(MAY SELL)**
3,100 sq ft to 19,608 sq ft (Potential to extend and subject to planning)



0121 265 7500

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Richard Williams:

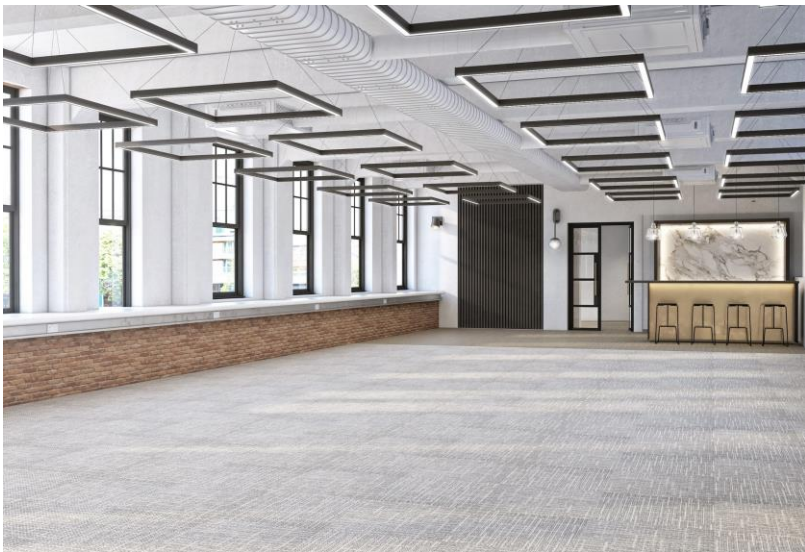
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LOCATION

Borough Buildings is superbly located within two minutes walk of Birmingham New Street, Birmingham's main rail station and within a short walk of Snowhill and Moor Street stations.

Borough Buildings is also within a 10 minute walk of Curzon Street Station which will be home to a high speed railway link.

Within the immediate vicinity of the building are also a number of bars, restaurants and hotels.

DESCRIPTION

Borough Buildings has been stripped to the shell and core offering a blank canvas benefitting from excellent natural daylight. The current owners have designed a high quality refurbishment scheme for the building with works having been fully specified and costed further details of this including leading times for occupation are available upon request.

Please note the property also currently offers a large open roof top which provides scope for a straight forward vertical extension of the building to provide additional floors and/or a roof terrace if required subject to planning.

REFURBISHMENT SCHEME SPECIFICATION

- Dedicated entrance
- Exposed services (A/C)
- Featured LED lighting
- Disabled access
- Showers
- Bicycle racks
- 24 hour access
- W/C's on all floors
- Passenger lifts
- Potential private roof terrace (subject to planning)

ENERGY PERFORMANCE RATING

D- 88



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LEASE TERMS

The premises is available on a new Full Repairing and Insuring Lease for a term to be agreed.

RENT

A guiding rent of £20.00 per sq ft is quoted on the assumption of the landlord's refurbishment specification. Flexibility is available in this regard should a alternative specification be required or preferred.

BUSINESS RATES

Approximately £6.00 per sq. ft.

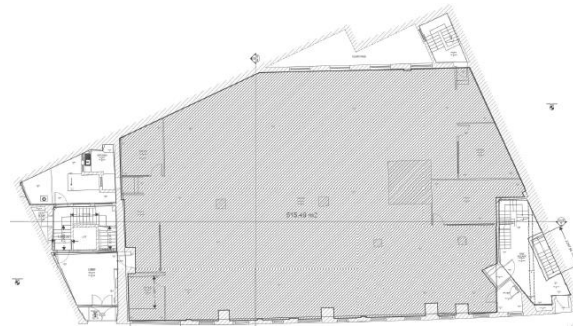
SERVICE CHARGE

Subject to whether the building is under soul or multi occupancy a service charge or equivalent shall be agreed.

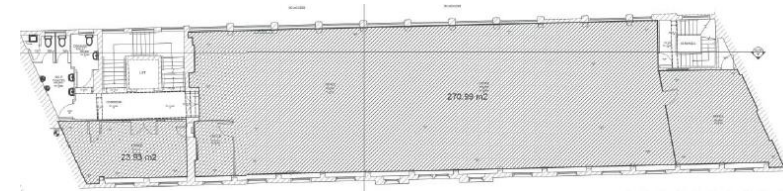
ACCOMMODATION

Floor	M2	FT
Basement	498 sq. m.	5,365 sq. ft.
Ground	458 sq. m.	4,943 sq. ft.
1 st	228 sq. m.	3,100 sq. ft.
2 nd	288 sq. m.	3,100 sq. ft.
3 rd	288 sq. m.	3,100 sq. ft.
4 th	288 sq. m.	3,100 sq. ft.
5 th	242 sq. m.	2,600 sq. ft.
*Potential to add floors 4 and 5, subject to planning consent.		
Total Existing	1,640 sq. m.	19,608 sq. ft.
Total Subject to Planning	2,110 sq. m.	25,308 sq. ft.

TYPICAL LOWER FLOOR PLAN



TYPICAL UPPER FLOOR PLAN



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Map Location



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