



OFFICE TO LET

## BENNETTS HILL HOUSE

24 Bennetts Hill, Birmingham, B2 5QP

URBAN CHIC, LOFT STYLE OFFICES IN THE HEART OF BIRMINGHAM CBD

1,552 TO 3,025 SQ FT (144.19 TO 281.03 SQ M)



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TO REQUEST A VIEWING CALL US 0207 338 4000



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## DETAILS



### DESCRIPTION

Bennetts Hill House offers design led urban chic, open-plan loft style offices with high ceilings and crittall windows in a style not seen anywhere else in Birmingham. The office suites themselves are predominantly open plan, with additional meeting rooms, kitchen/break out areas and WCs. Fully furnished options are available, with a 300Mb Ultrafast broadband line already installed in the building making fast occupation a reality.

### ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd - 3rd Floor Rear	1,552	144.19	Coming Soon
3rd - 3rd Floor Front	1,132	105.17	Let
1st - First Floor	3,025	281.03	Available
5th - 5th Floor plus roof terrace	2,502	232.44	Available
<b>Total</b>	<b>8,211</b>	<b>762.83</b>	

### KEY FEATURES

- Sleek architectural design with contemporary exposed services
- Refurbished original parquet flooring
- Fully fitted options available
- LED lighting and comfort cooling
- 300MB Ultrafast broadband in place

### OUTGOINGS

- **Rent:** £30 - £32.50 per sq ft
- **Rates:** £9.80 per sq ft
- **Service charge:** £7 per sq ft
- **EPC:** D (89)



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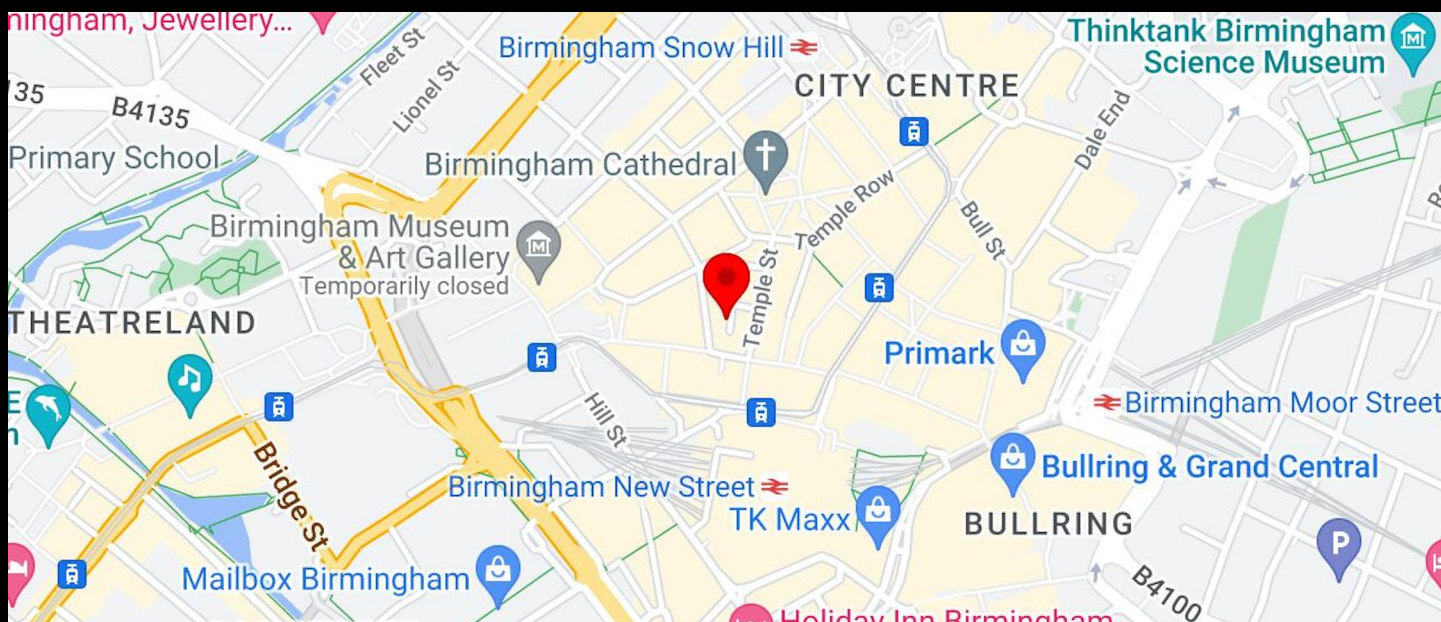
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## LOCATION



Bennetts Hill House is conveniently located in the heart of the CBD benefitting from an abundance of restaurants, bars and coffee shops within a short walk of the front door.

The building is also within a short walk of both New Street and Snow Hill railway stations, bus stop and tram links.

## CONTACT US

Charlotte Fullard  
07909484996  
[charlotte.fullard@realestate.bnpparibas](mailto:charlotte.fullard@realestate.bnpparibas)

Julie Perks  
0121 237 1215  
[julie.perks@realestate.bnpparibas](mailto:julie.perks@realestate.bnpparibas)

Mark Robinson  
0121 728 6004  
[mark.d.robinson@realestate.bnpparibas](mailto:mark.d.robinson@realestate.bnpparibas)

BNP Paribas Real Estate (Birmingham Office Agency)  
9 Colmore Row, Birmingham, B3 2BJ

[www.realestate.bnpparibas.co.uk](http://www.realestate.bnpparibas.co.uk)  
0207 338 4000  
[realestate.enquiries@bnpparibas.com](mailto:realestate.enquiries@bnpparibas.com)  
[linkedin.com/company/bnp-paribas-real-estate/@BNPPRE\\_UK](https://www.linkedin.com/company/bnp-paribas-real-estate/@BNPPRE_UK)

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