

L LANCASTER
HOUSE

TO LET



LANCASTER HOUSE, 67 NEWHALL STREET, BIRMINGHAM B3 1NQ
RECENTLY REFURBISHED ELEGANT OFFICE ACCOMMODATION

MODERN OFFICE SUITE
2,025 - 5,335 SQ.FT. (188 - 496 SQ.M.)



LANCASTER HOUSE

- 6 VIRTUAL CONSULT
- 5 BUREAU GARDEN
- 4 BUREAU EDUCATION ASSOCIATION
- 3 BELLSHALL RECRUITMENT
- 2 NADIMITS
- 1 ERMEDIA CONSULTING
- G STUDIOS DEVELOPMENTS
- THESE DESIGN
- LG A HANDED DEVELOPMENT



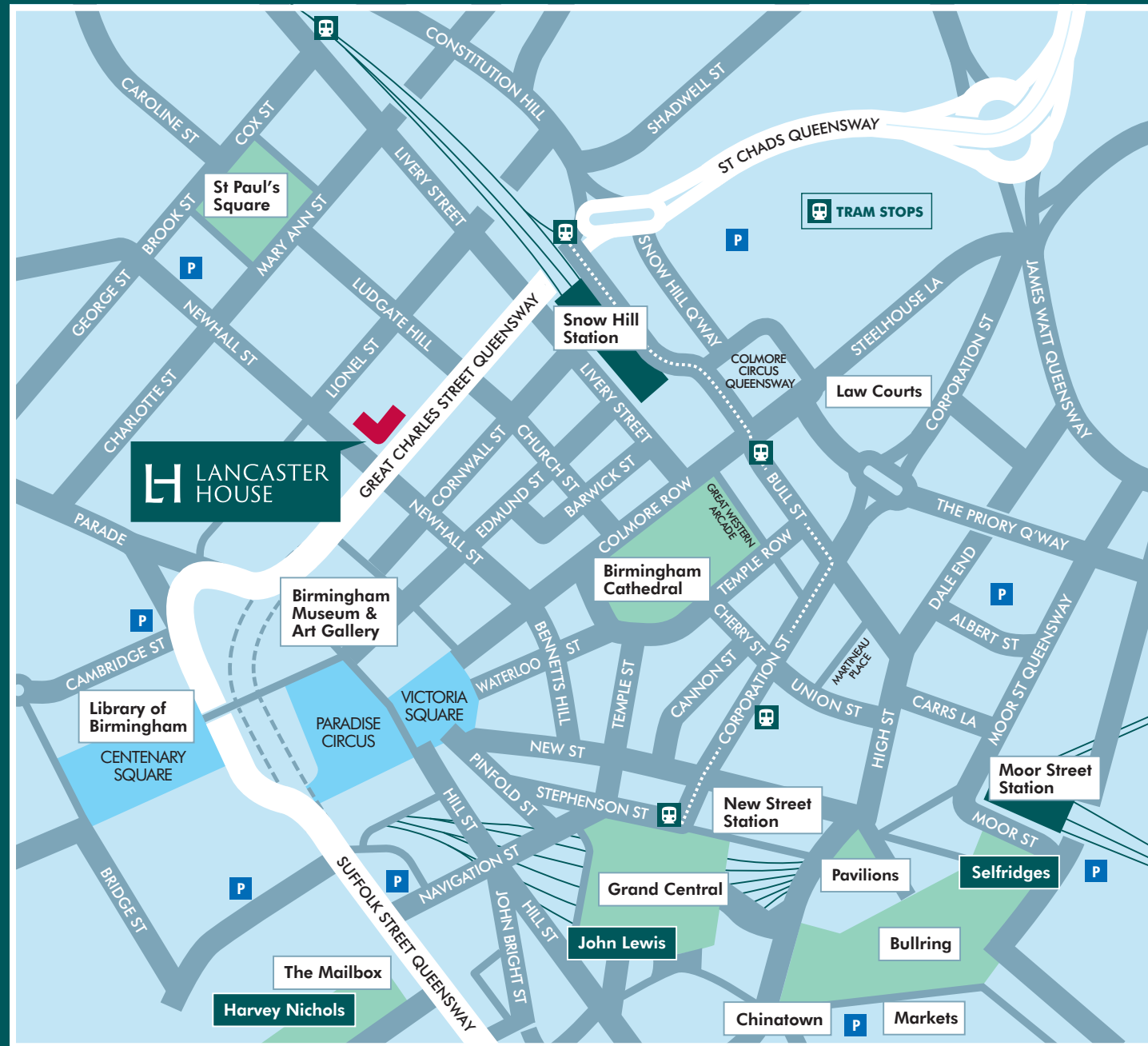
LANCASTER HOUSE OFFERS HIGH QUALITY
OFFICE SPACE WITH THE FOLLOWING FEATURES:

- Comfort cooling and heating
- Raised access floors for cable management
- New carpeting
- Complete refurbishment
- New suspended ceilings with integral LED lighting
- Shower facilities
- On-site car parking
- Commissionaire

THE LOCATION

Lancaster House occupies a prominent position at the junction of Newhall Street and Great Charles Street Queensway, within central Birmingham.

Located just minutes from the abundance of local amenities situated on New Street, Bullring and Grand Central, occupiers can make the most of the city's many bars, restaurants, cafés and retail outlets. The main railway stations of Snow Hill and New Street are both within walking distance, providing outstanding transport links to major cities across the UK including Manchester, Leeds, Liverpool and London.



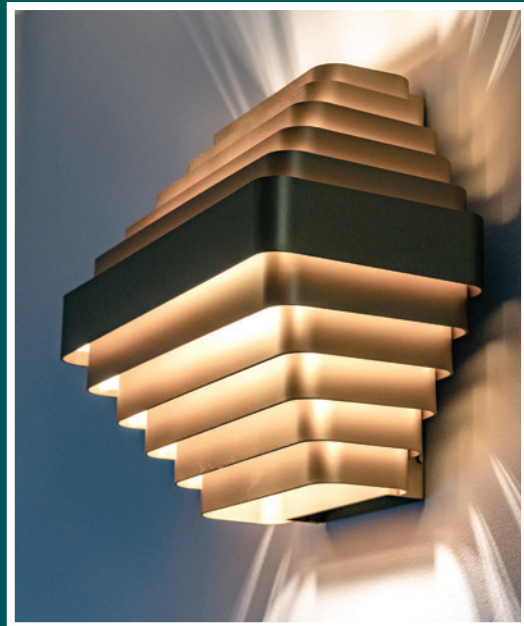


THE ACCOMMODATION

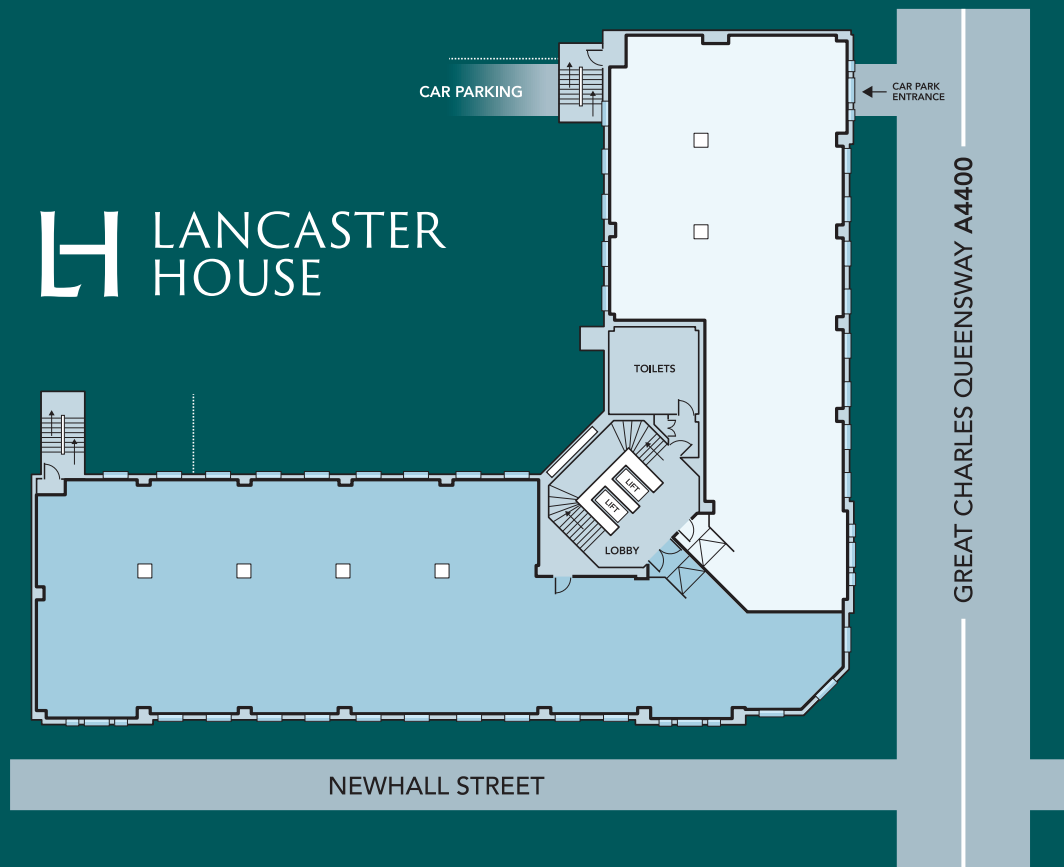
Fully refurbished to a contemporary specification with impressive office features, Lancaster House offers an excellent opportunity for commercial businesses looking to be at the heart of the city's business community. Well-connected within Birmingham city centre, the building is located just a few minutes' walk from Birmingham Snow Hill and New Street railway stations and the upcoming Midland Metro. Occupied by a variety of professional service office occupiers, Lancaster House has enjoyed a history of leasing success.

The building offers a modern office suite from 2,025 sq.ft. (188 sq.m.) to 5,335 sq.ft. (496 sq.m.).

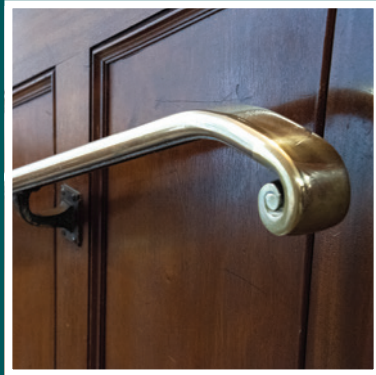
Completed to a high specification, Lancaster House provides flexible office space with the added availability of dedicated, secure car parking spaces and on-site storage.



L LANCASTER
HOUSE



AN ELEGANT PORTLAND STONE
OFFICE BUILDING PROVIDING
40,000 SQ.FT. (3,716 SQ.M.)
OF MODERN OFFICE ACCOMMODATION
IN A PROMINENT CITY CENTRE LOCATION.



L LANCASTER HOUSE

TENURE

The second-floor office suite is available on a new business lease for a term of years to be agreed.

RENT

On application.

SERVICE CHARGE

Further details available from the joint agents.

EPC

An EPC certificate is available upon request from the joint agents.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

VIEWING

Strictly via the joint agents.

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Business Protection from Misleading Market Regulations 2008

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Designed by Newmans Limited. 0121 580 8220. REF:18422 February 2019.