

Office - To Let

CBRE

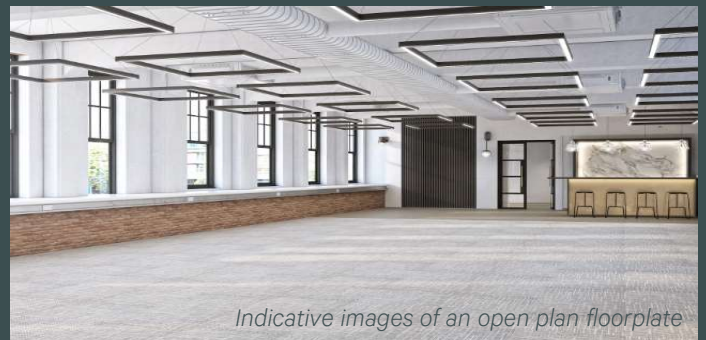
Borough Buildings

58-72 John Bright Street, Birmingham, B1 1BN

Property

The Borough Buildings scheme provides a rare opportunity to secure a self-contained building providing direct access onto the pedestrianised area of John Bright St, home to several amenities including hotels, bars and restaurants. The scheme is adjacent to Birmingham New Street and is also within a short walk of both Birmingham Snowhill and Moor Street Stations.

The property has been stripped to shell & core, providing any future occupier the ability to work with the landlord to design and build a scheme bespoke to the occupier's exact requirements. A fully costed programme of works has been produced to illustrate potential costs and time scales involved.



Indicative images of an open plan floorplate

Borough Buildings

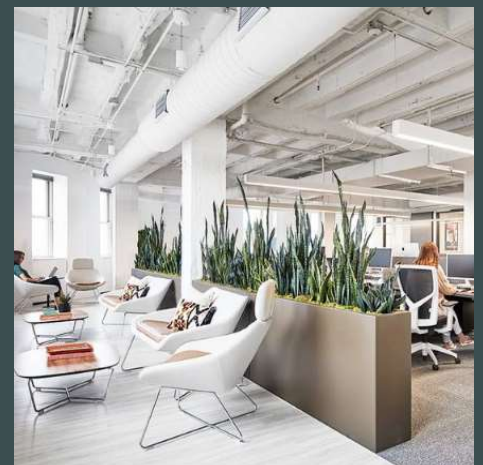
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Location

Borough Buildings is superbly located adjacent to Birmingham's main Railway Station, Birmingham New St, and within short walk of Birmingham Snowhill and Moor St Stations. It is also within 10 minutes' walk of Curzon Street Station which will become home to the high-speed rail link between London and Birmingham.

Potential Specification

- Self contained office building
- Double height feature ground floor with north lights
- Exposed services (A/C)
- 24 Hour Access
- Disability Access
- Showers / Changing facilities
- Bicycle Racks
- Lift Access
- Self-contained male, female and disabled WC facilities
- Potential for a private roof terrace subject to planning permission
- Target EPC – B (or above)



Indicative Images of communal space and meeting rooms

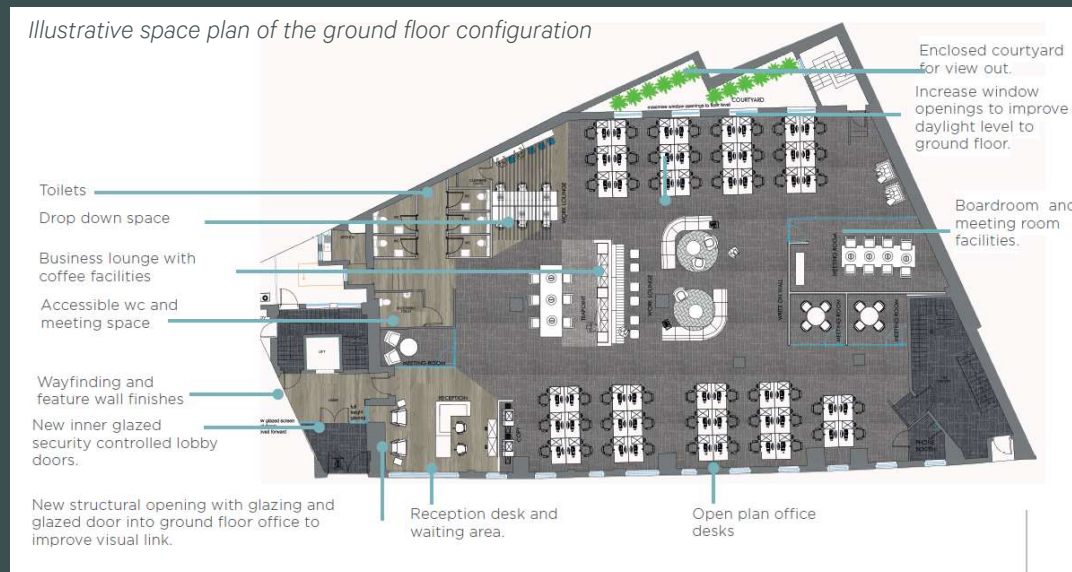
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Accommodation

Floor	Sq Ft	Sq Mt
Basement	5,356	498
Ground	4,943	458
1st	3,100	288
2nd	3,100	288
3rd	3,100	288
Total	19,599	1,821

Floorplans

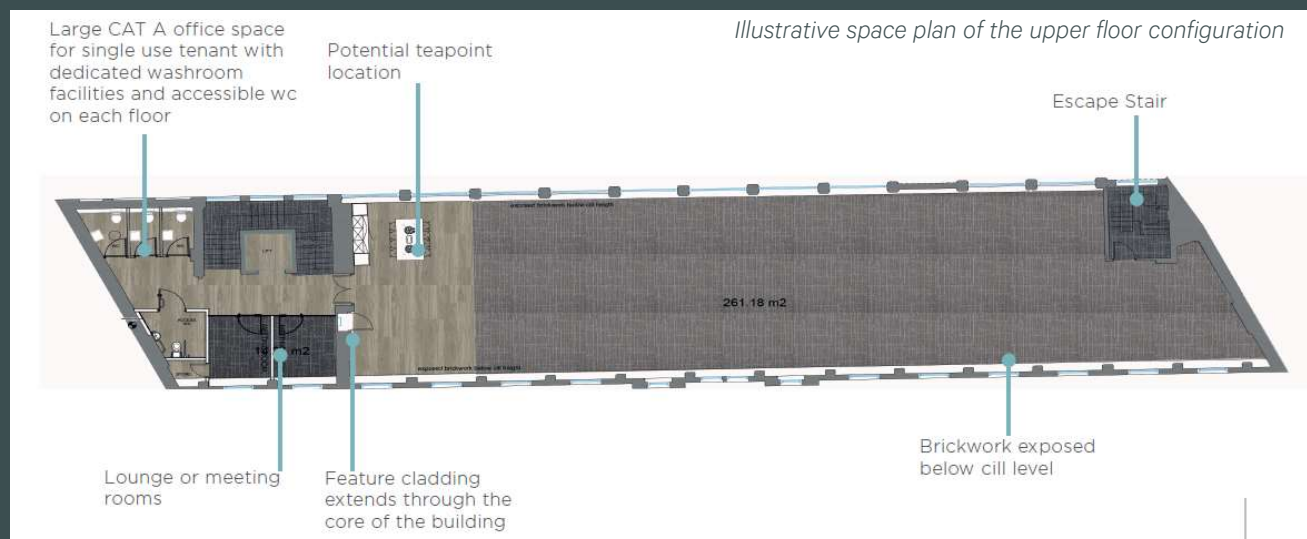
Illustrative space plan of the ground floor configuration



Large CAT A office space for single use tenant with dedicated washroom facilities and accessible wc on each floor

Potential teapoint location

Illustrative space plan of the upper floor configuration



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Potential Roof Terrace

Subject to planning permission, the property could benefit from an additional extension providing a roof terrace to the 4th floor.

The roof terrace would provide impressive views across the City Centre.

Lease Information

Rent

Rent on application.

Terms

The unit is available on a Full Repairing and Insuring Lease, for a term of years to be agreed.

Further information is available on request.

Business Rates

Interested parties are advised to make their own enquiries with Birmingham City Council.

EPC

Target EPC rating of B or above.

Legal Fees

Each party to bear their own costs.



Illustration of potential roof terrace/ event space



Contact Us

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Office Space to Let - Borough Buildings