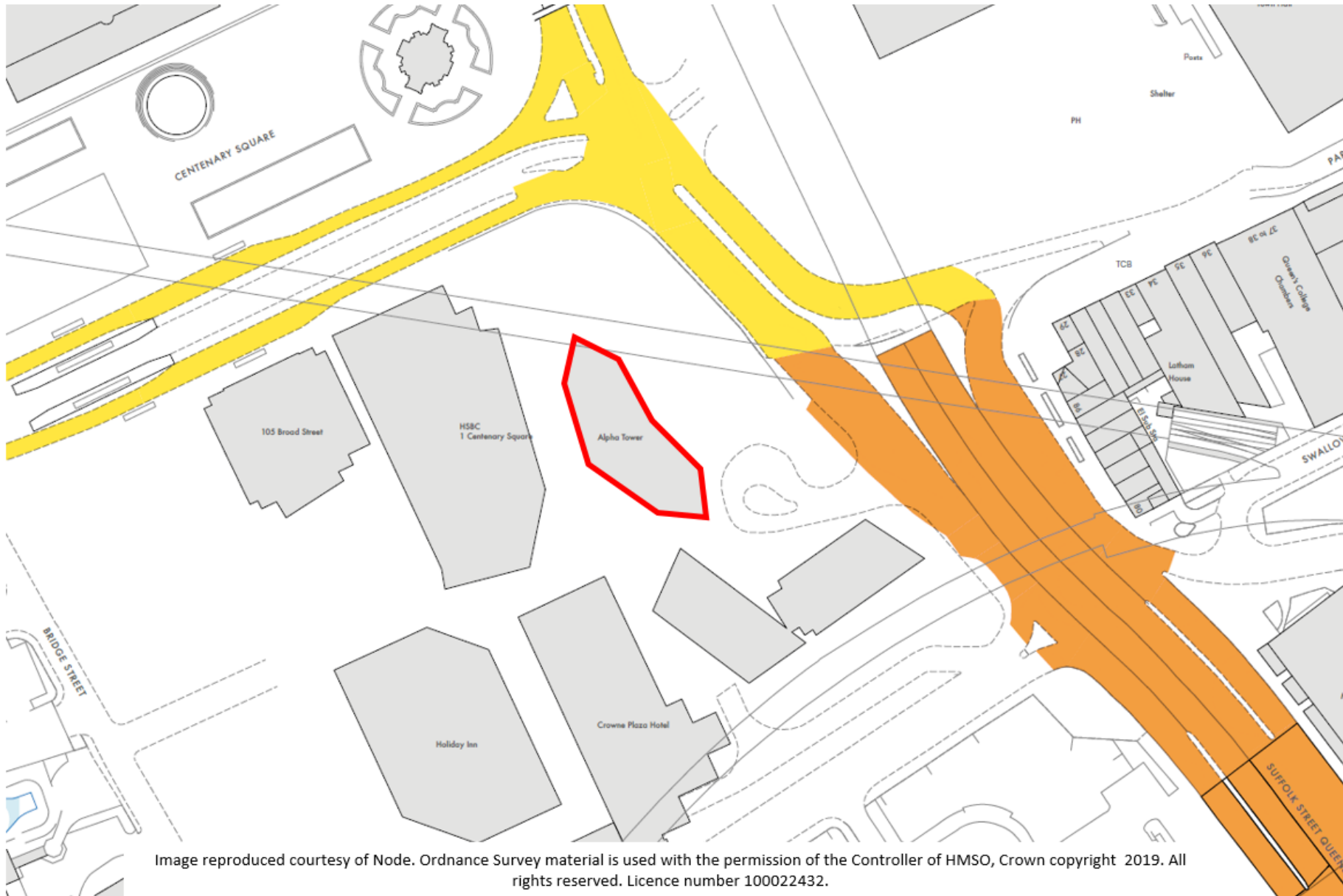


DETAILED PROPERTY SPECIFICATION



ALPHA STUDIOS, BIRMINGHAM



LOCATION MAP



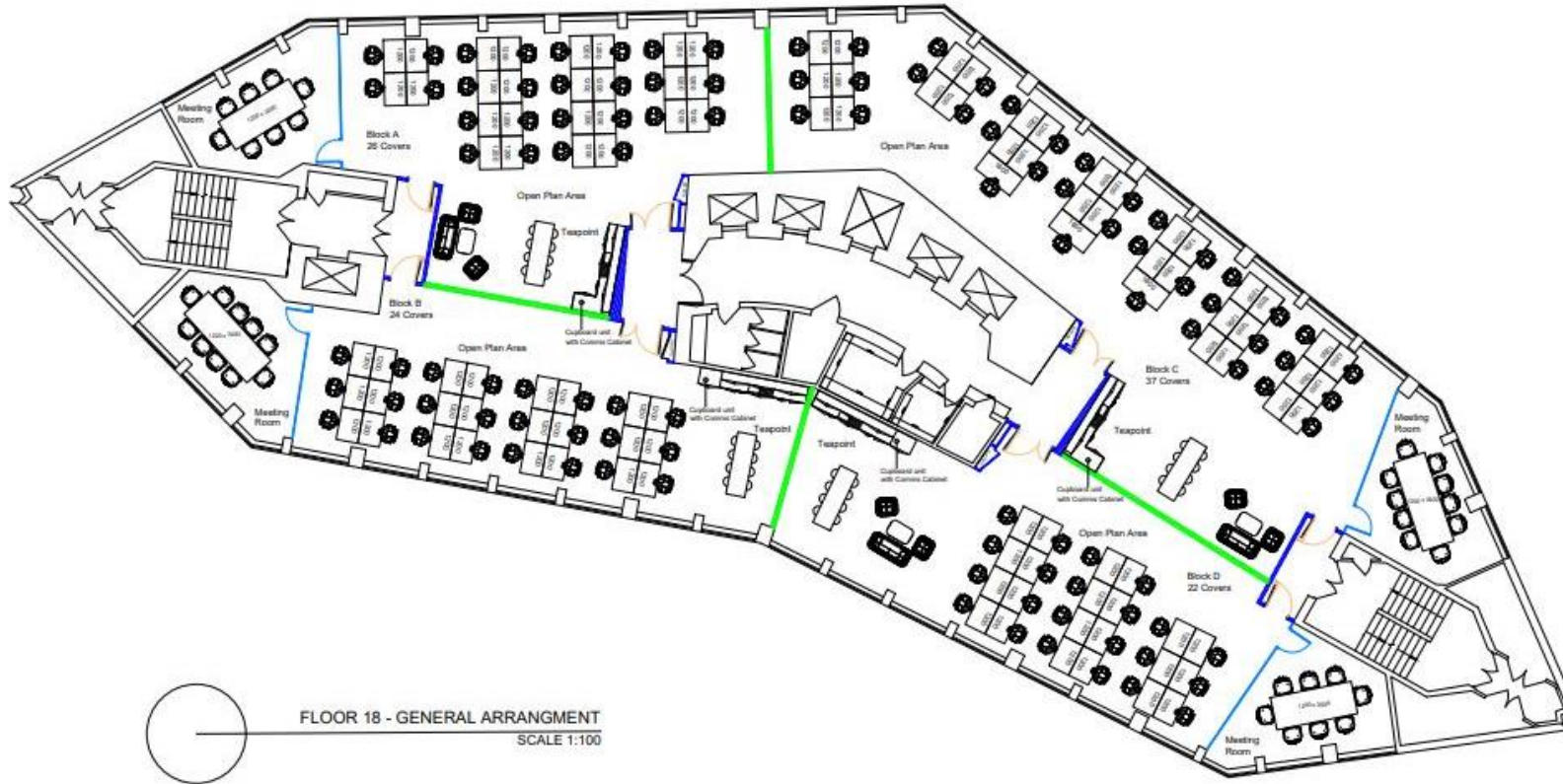
SPECIFICATION

Property	Floors & Areas (sq ft)	Quoting Terms (psf pax)	Specification	Comments
 <p>Alpha Studios, Suffolk Street Queensway, Birmingham, B1 1TT</p>  <p>Website http://www.alphaworks1.co.uk</p>	19th (Studios 1) 2,200	Rent inclusive of Service Charge (per month)	<ul style="list-style-type: none"> • 4-Pipe Fan Coil Air Conditioning • Raised Floors • Manned Reception • 24 Hour Access • Shower(s) • Bicycle Racks • DDA Compliant • Parking Ratio 1:1000 sq ft • Cafe • Wired Score: Platinum 	<p>Alpha is a landmark 27 storey office block located on the edge of the traditional Birmingham Core. Conveniently located on Suffolk Queensway it has excellent transport links being within 5 minutes walking distance of New Street Station. Located between both the central business district and Brindleyplace, it is also adjacent to the new Central Library and, Paradise and Arena Central Developments, and home to the new HSBC Headquarters.</p> <p>The Landlord CEG have created Alpha Studios, a turnkey office facility on the 9th, 15th, 18th and 19th floors providing occupiers fully fitted flexible accommodation. The perfect solution for growing businesses or those companies looking for a greater identity than that provided in a traditional fully serviced office facility.</p> <p>FULLY FURNISHED /INCLUSIVE</p> <ul style="list-style-type: none"> • Fully furnished, including meeting rooms • Kitchen/breakout area • No dilapidations • Inclusive of Service Charge and Insurance • Exclusive of Rates • Fully Cabled • WiFi Throughout • Superfast Fibre Optic Broadband • All Utilities Costs included • M&E Servicing & Maintenance • Evening Office Clean and Rubbish Removal • 3 year contract with annual Tenants only breaks • Simple plain English 6 page lease • Car Parking available at £125 per month per space • Rent payable monthly in advance on the 1st day of the month • 1 month's Rent Deposit • 24-47 workstations
	19th (Studios 2) 1,400	19th (Studios 1) £11,050		
	19th (Studios 3) 1,500	19th (Studios 2) £6,850		
	19th (Studios 4) 1,600	19th (Studios 3) £7,375		
	18th (Studios 1) 2,200	19th (Studios 4) £7,950		
	18th (Studios 2) 1,400	18th (Studios 1) £11,050		
	18th (Studios 3) 1,500	18th (Studios 2) £6,850		
	18th (Studios 4) 1,600	18th (Studios 3) £7,735		
	15 th Studio 3,550	18th (Studios 4) £7,950		
	9 th Studio 2,809	15 th Studio £12,916		
	9 th Studio £10,833			
	Business Rates* £6.97			





SAMPLE FLOORPLANS



FLOOR 18 - GENERAL ARRANGMENT
SCALE 1:100





Contact:

Theo Holmes

Director

theo.holmes@cbre.com

+44 (0) 121 616 5510

+44 (0) 7967 802 656

Source: CBRE Limited Office PLUS

DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars.
3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property.
4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.