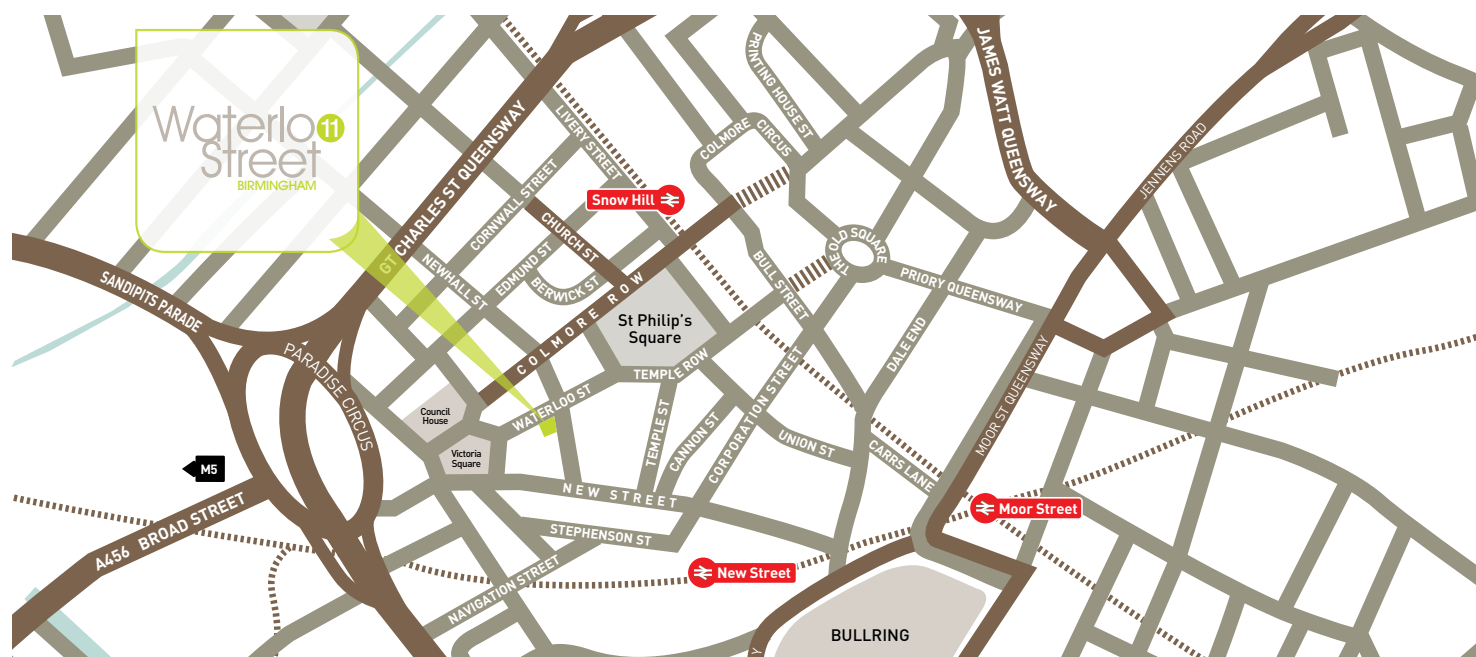




The space has been skillfully refurbished



Sat Nav: B2 5TB

CBRE
CB RICHARD ELLIS
0121 609 7666
www.cbre.co.uk

Theo Holmes
theo.holmes@cbre.com
0121 627 5510

King Sturge
0121 233 2898
www.kingsturge.com

Vicki Burnett
vicki.burnett@kingsturge.com
0121 214 9938

Tenure

Available on the equivalent of full repairing and insuring terms on a new lease direct from the landlord on terms to be agreed.

11

High quality prestigious office space



Waterloo¹¹
Street
BIRMINGHAM

810 - 3,715 sq ft
available space

Waterloo¹¹
Street
BIRMINGHAM

CBRE Richard Ellis and King Sturge for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of CBRE Richard Ellis and King Sturge or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) CBRE Richard Ellis and King Sturge cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of CBRE Richard Ellis and King Sturge (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of CBRE Richard Ellis and King Sturge, its employees or servants, CBRE Richard Ellis and King Sturge will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently by CBRE Richard Ellis and King Sturge. Designed and produced by Core. www.core-marketing.co.uk. 0121 643 8151. May 2011.

Location

An attractive grade II listed building

11 Waterloo Street is prominently positioned on the corner of Waterloo Street and Bennetts Hill, in the heart of Birmingham central business district and close to the vibrant St Philip's Square.

Both New Street and Snowhill railway stations are in close walking proximity, providing links to surrounding towns and the rest of the UK. The property is well located for all city centre amenities including the bustling retail centre, a number of restaurants and coffee shops, bus routes and taxi ranks. Numerous public car parks are in the vicinity with contract parking available. In addition, on street parking is available immediately outside the property.



Specification

modern contemporary offices

The accommodation provides high quality office space within an attractive Grade II listed building.

The space has been skilfully refurbished resulting in modern contemporary offices, retaining a number of the building's period features.

- High quality finishes
- Open plan with reception, meeting rooms and private offices
- Kitchen and dedicated toilets
- Polished plaster feature walls
- Under-floor cabling
- Lighting
- Comfort cooling to meeting rooms
- Central heating
- Carpeted
- Door access system and intruder alarm

Suites are available as fully fitted solutions or on a traditional vacant basis.



Floor areas

Perfect mix of open plan and private meeting room space

Schedule of areas

	sq ft	sq m
Part let first floor (rear)	1,026	95.3
Part let second floor	810	75.2
Part let second floor (front)	3,715	345.1

