



Commercial Street

Birmingham City Centre, Birmingham, B1 1RS

Superbly located offices To Let

1,594 to 3,352 sq ft
(148.09 to 311.41 sq m)

- Prominent, city centre location
- Adjacent to the landmark Mailbox development/bbc studios
- Ground floor access and dda compliant facilities
- Air conditioned
- Impressive atrium entrance
- 3 spaces in a secure gated car park

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Summary

Available Size	1,594 to 3,352 sq ft
Rent	£10 per sq ft in the first year
EPC Rating	D (87)

Description

The suite comprises a self contained unit with its own direct and prominent entrance to Commercial Street. This leads to a full height atrium reception area with marble tiled flooring and feature lighting. Accommodation is arranged over two levels, with a staircase and disabled access lift connecting both floors.

The ground floor contains a fitted kitchen area and a partitioned office/meeting room. There are also well fitted WCs with separate male, female and disabled facilities. The remainder of the space is open-plan but could be partitioned to suite the needs of the occupier.

3 car parking spaces are provided in the adjacent underground car park, which is accessed by a secure motorised gate with remote control for maximum convenience. There is a door from the lower level of the suite which gives direct internal access to the car parking area.

Location

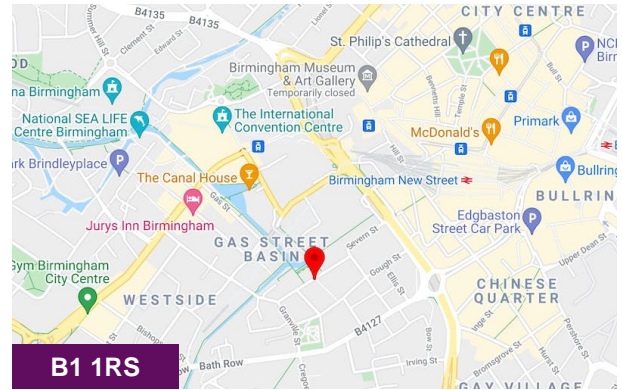
Located on Commercial Street, the property is within a few hundred metres of the iconic Mailbox development, which contains the BBC studios as well as designer shops and restaurants. Also close by is the Cube, with offices, shops, a hotel and a skyline restaurant. There is easy access to canal-side walks and cafes, making this an ideal location for both business and leisure.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,758	163.32	Available
1st	1,594	148.09	Available
Total	3,352	311.41	

Terms

A new 5 Year lease on normal fully repairing and insuring terms. Rent in year one to be £33,500 pa (£10.00 psf) rising to £42,000 thereafter



Viewing & Further Information



Sue Collett

01825762222 | 07792 303211

sue@oldfield-smith.co.uk



Richard Oldfield

01825762222 | 07860 634545

richard@oldfield-smith.co.uk