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OFFICE TO LET

VIEW ONLINE



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3RD FLOOR 36 BENNETTS HILL, BIRMINGHAM, B2 5SN

To Rent: £48,500 per annum 1,871 sq ft (173.82 sq m)

Description

Situated in the heart of Birmingham's bustling city centre, this exceptional third-floor office space at 36 Bennetts Hill offers an unrivalled location for businesses seeking a professional and dynamic environment. The property is fully furnished and available on a new lease, which is to be agreed upon directly with the landlord. The site has a newly refurbished lobby with bike storage and w/c's on each floor. The layout of the floor comprises of open plan offices, kitchen / breakout areas and a modern meeting room. This property is a great option for CAT A+ Fitted options.

Summary

- Fully refurbished office space
- Fully Fitted Offices
- Lift access
- LED lighting
- An abundance of natural light
- Basement storage available
- Air conditioning





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Location

The property occupies a prominent location between Bennetts Hill and Waterloo Street, in the heart of the City Centre. New Street, Snow Hill and Moor Street stations are within walking distance as are main bus routes in and out of the city. This location provides a number of amenities including popular restaurants and bars, with Grand Central and the Bullring Shopping centre also in close proximity.



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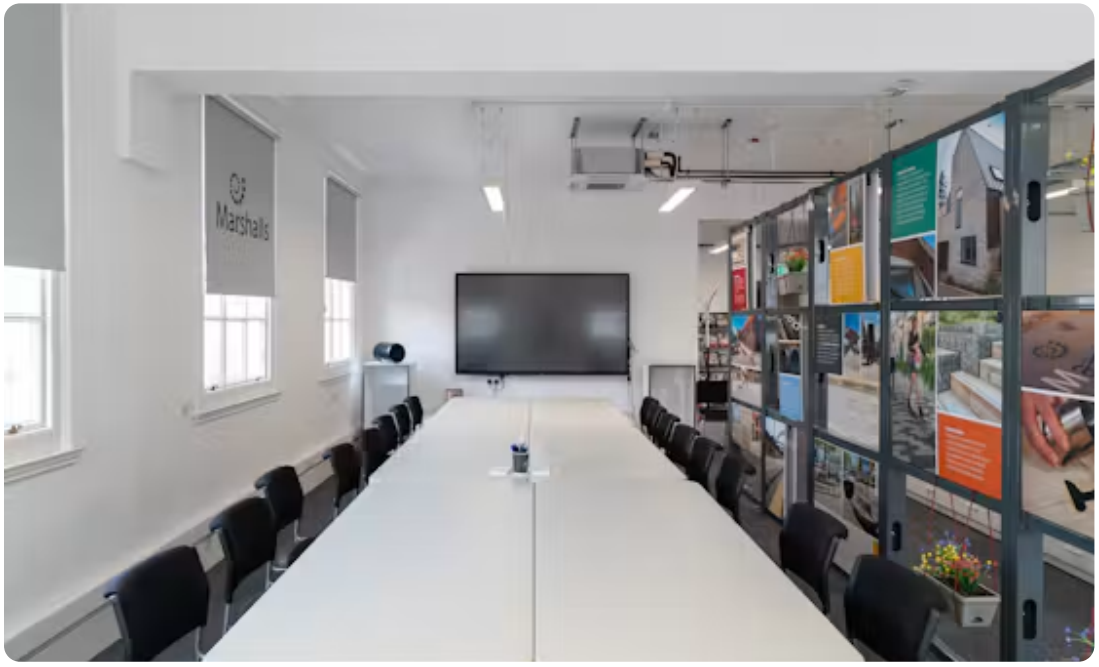
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GALLERY









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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
3rd - Floor	1,871	173.82	-	Available
Total	**1,871**	**173.82**		

RENT

£48,500 per annum

BUSINESS RATES

Rateable Value: £33,500
Rates Payable: £14,472 per annum

SERVICE CHARGE

£10,506.98 per annum

LEGAL FEES

Each party to bear their own costs

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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