24

LIVERY STREET

BIRMINGHAM B3 2PA

Office for sale with vacant possession

- Freehold office building
- Vacant possession
- 16,572 sq ft (NIA)
- Prime Birmingham Central Business District location
- Opposite Snow Hill Station
- Refurbishment and asset management opportunity
- Potential alternative use potential (Subject to Planning)
- Offers in the region of £2,150,000
- Low capital value of £129 per sq ft NIA

VIEW PHOTO GALLERY



At the heart of Birmingham's commercial core

Birmingham is the UK's second-largest city and one of the country's most important economic centres. The city boasts a diverse and resilient economy, underpinned by strong financial, legal, professional and technology sectors, together with a vibrant retail, leisure and cultural offering.

The city benefits from exceptional connectivity, with direct rail services to London, Manchester and other major UK destinations, access to the national motorway network via the M6, M5 and M42, and international connections through Birmingham Airport.



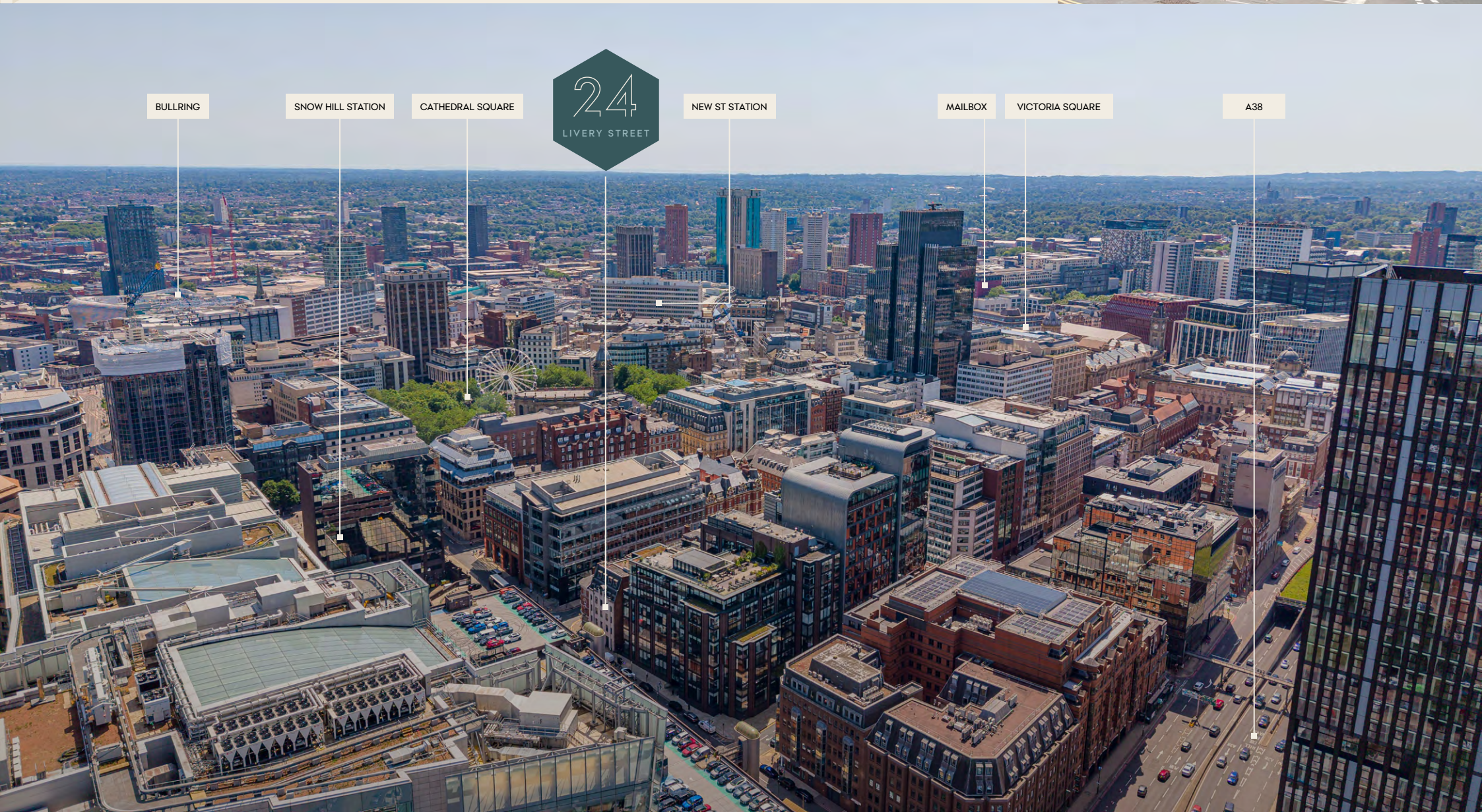


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24 Livery Street is situated within Birmingham's premier commercial district, immediately adjacent to Colmore Row and directly opposite Snow Hill Station.

The surrounding area is home to a significant concentration of professional and financial services occupiers, alongside an excellent range of amenities including cafés, restaurants, hotels and leisure facilities.





Substantial freehold office building



The property comprises a purpose-built office building constructed in the early 1990s and occupied by UNISON throughout its ownership.

Arranged over seven floors from lower ground to fifth floor level beneath a tiled mansard roof, the building is of brick construction with concrete panelled elevations and aluminium Crittall-style windows.

Internally, the accommodation provides functional office space throughout and benefits from:

- Passenger lift
- Air conditioning
- Raised access floors
- Suspended ceilings
- Gas-fired central heating
- Perimeter trunking
- Carpeted floor finishes





Whilst the offices provide functional accommodation, the building has not been refurbished in a number of years and would benefit from undergoing a full refurbishment and upgrade of the mechanical and engineering services.

VIEW PHOTO GALLERY

Floor	Sq ft (NIA)	Sq ft (GIA)
Lower Ground	2,010	2,998
Ground	2,086	2,993
First	2,722	3,118
Second	2,607	3,118
Third	2,725	3,118
Fourth	2,364	2,998
Fifth	2,058	2,933
Total	**16,572**	**21,277**





Birmingham Office Market

Birmingham continues to be one of the UK's strongest regional office markets, with occupier demand increasingly focused on high-quality, amenity-rich workspace.

Take-up during 2025 reached approximately 703,000 sq ft, while Grade A vacancy rates remain at around 3%, highlighting the ongoing shortage of premium office accommodation across the city centre.

This supply-demand imbalance has driven significant rental growth, with prime rents reaching £52 per sq ft, reinforcing the opportunity to refurbish and reposition well-located assets within the Central Business District.

With vacant possession and a prominent location within the Colmore Business District, 24 Livery Street offers the potential to deliver modern office accommodation into a market where demand continues to outstrip supply.

24 LIVERY STREET BIRMINGHAM

Asset Management Opportunity

The property offers significant scope for refurbishment and repositioning.

Given the continuing demand for high-quality office accommodation within Birmingham city centre, the building provides an opportunity to create a contemporary workspace capable of attracting modern occupiers seeking best-in-class accommodation.

Alternative uses may also be worthy of consideration, including residential, hotel or other mixed-use redevelopment, subject to obtaining the necessary planning consents.

Tenure

Freehold.

Tenancy

The property will be sold with vacant possession.

VAT

The property is elected for VAT.

EPC

Available upon request.

Proposal

We are instructed to seek offers in the region of:

£2,150,000

Subject to contract and exclusive of VAT.

This reflects a low capital value of approximately: £129 per sq ft (NIA)

Further Information

For further rinformation or to arrange a viewing please contact joint agents:

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