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VIEW ONLINE

OFFICE TO LET / FOR SALE



BROMWICH HARDY
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28-34 ALBERT STREET, BIRMINGHAM, B4 7UD

For Sale: Price on application
To Rent: £105,000 per annum

7,784 sq ft (723.16 sq m)

Description

The property is strategically positioned directly opposite the site of the future HS2 Curzon Street Station, one of the UK's most significant infrastructure projects. Upon completion, HS2 is expected to enhance connectivity between Birmingham and London, whilst driving substantial investment and regeneration throughout the surrounding area.

28-34 Albert Street offers well-presented office accommodation providing a professional working environment suitable for a range of occupiers, from growing businesses and professional practices to established corporate users. The accommodation offers flexible floorplates capable of supporting a variety of layouts, with opportunities for open-plan working, meeting rooms and collaborative spaces.

Occupiers will benefit from a central business address within one of the UK's leading regional cities, surrounded by a wide range of cafés, restaurants, retail facilities and public transport connections. The property presents an excellent opportunity to secure office accommodation in a sought-after city centre location with easy access to Birmingham's key commercial districts.





Summary

- Future HS2 Gateway Location
- Prime Birmingham city centre location
- The building has previously had planning permission for 35 student apartments
- Excellent access to rail, bus and tram services

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Location

28-34 Albert Street occupies a highly accessible position within Birmingham City Centre, just a short walk from the city's established commercial, retail and leisure amenities. The property is situated close to the Colmore Business District, Birmingham's premier office location and benefits from excellent connectivity to the wider West Midlands and national transport network.

The property is within easy walking distance of Birmingham Moor Street, Birmingham New Street and Birmingham Snow Hill railway stations, providing regular services to London and major regional centres. The area is well served by numerous bus routes and the Midland Metro, whilst the A38(M) Aston Expressway offers direct access to Junction 6 of the M6 motorway, approximately 2 miles to the north-east.



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GALLERY









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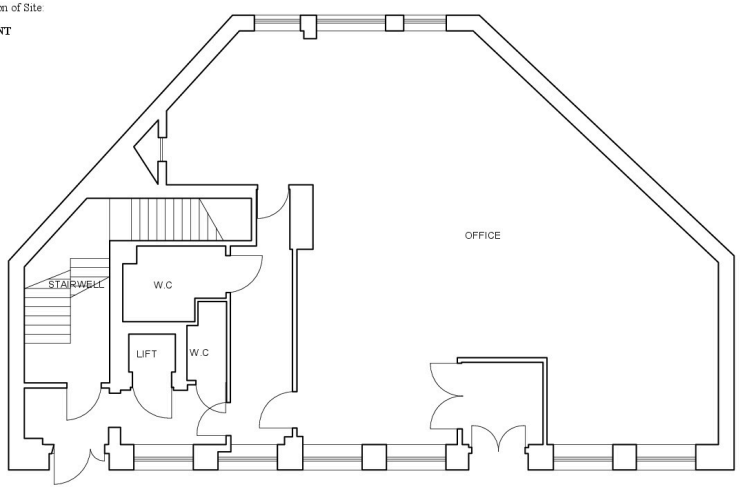
7,784 sq ft (723.16 sq m)

28-34 ALBERT STREET- GROUND AND BASEMENT.PDF

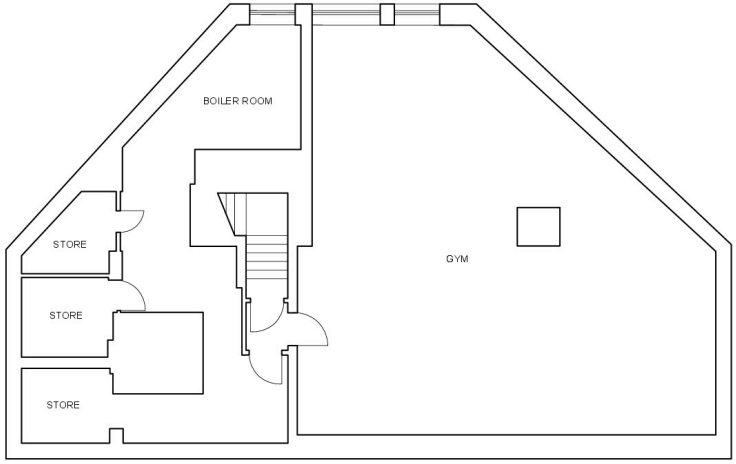
MEASURED SURVEY
28-34 ALBERT STREET,
BIRMINGHAM,
B4 7UD

GROUND TO FOURTH FLOOR & BASEMENT

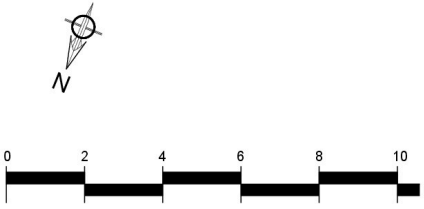
Condition of Site:
VACANT



GROUND FLOOR
Gross Internal Area 152.15 Sqm



BASEMENT
Gross Internal Area 153.1 Sqm



Zenergi Ltd - Head Office
5 Benham Road, Benham Campus
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Chilworth, Hampshire, SO16 7QJ

Dwg No - ZN- CO4142

Presentation Scale 1:100 @A3

NOTES:
Every effort has been made to ensure an accuracy commensurate with RICs standard.
Scale from Measurements only

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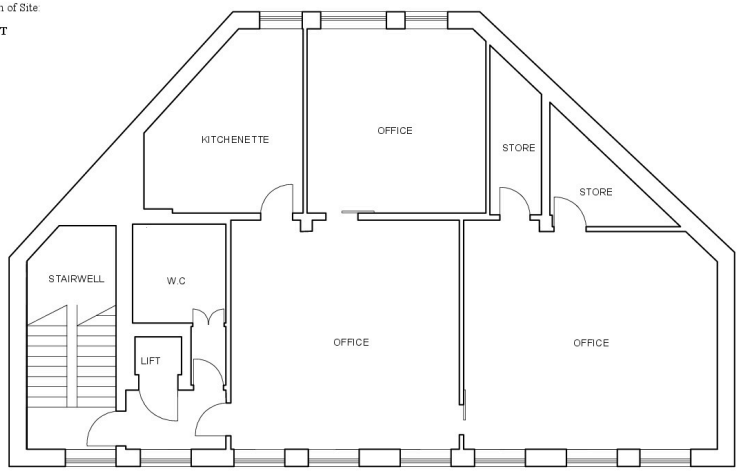
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7,784 sq ft (723.16 sq m)

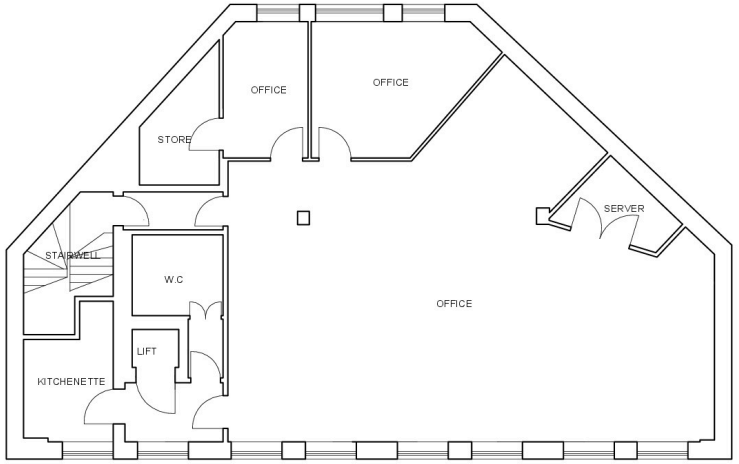
MEASURED SURVEY
28-34 ALBERT STREET,
BIRMINGHAM,
B4 7UD

GROUND TO FOURTH FLOOR & BASEMENT

Condition of Site:
VACANT



FIRST FLOOR
Gross Internal Area 155.2 Sqm



SECOND FLOOR
Gross Internal Area 155.2 Sqm





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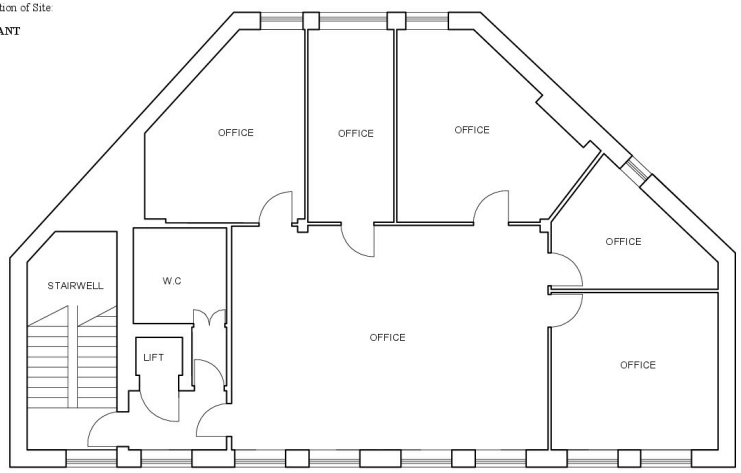
7,784 sq ft (723.16 sq m)

28-34 ALBERT STREET- THIRD AND FOURTH.PDF

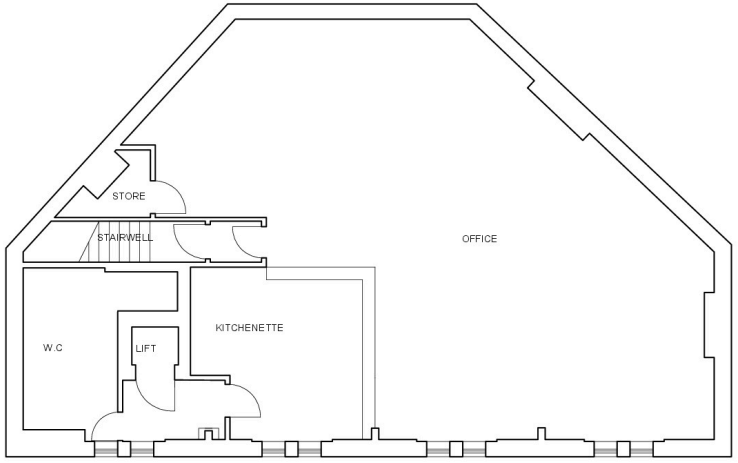
MEASURED SURVEY
28-34 ALBERT STREET,
BIRMINGHAM,
B4 7UD

GROUND TO FOURTH FLOOR & BASEMENT

Condition of Site:
VACANT



THIRD FLOOR
Gross Internal Area 155.2 Sqm



FOURTH FLOOR
Gross Internal Area 155.2 Sqm





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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Basement	1,184	110	-	Available
Ground	1,216	112.97	-	Available
1st	1,346	125.05	-	Available
2nd	1,346	125.05	-	Available
3rd	1,346	125.05	-	Available
4th	1,346	125.05	-	Available
Total	**7,784**	**723.17**		

TERMS

New Terms to be Agreed

RENT

£105,000 per annum

BUSINESS RATES

Rateable Value: £77,000

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



Rob Lord
07385 663 147
rob.lord@bromwichhardy.com



Tom Bromwich
07718 037 150
02476 308 900
tom.bromwich@bromwichhardy.com

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