



TO LET

SELF CONTAINED OFFICE ACCOMMODATION

97 BROAD STREET BIRMINGHAM B15 1AU



**As a whole building, 3,562 sq.ft
or in suites from 759 sq ft
(70.49 sq m 330.88 sq.m.)**

*** Prominent frontage to Broad Street**

*** 7 car parking spaces on site**

▶ ▶ ▶ ▶ ▶ ▶ **ALL INCLUSIVE RENTS AVAILABLE**



Location

The premises fronts onto Broad Street and is within a few hundred yards of both Brindley place and Five Ways. It thus has excellent access to all the city's arterial routes from the middle ring road (A4540) and is within a few minutes walk of Five Ways railway station.

Vehicular access is via Essington Street or Ryland Street to a shared dedicated car park to the rear. Pedestrian access is also directly from Broad Street.

Amenities

There are numerous amenities close by including;

- **Hotels;** including Hampton by Hilton, The Hyatt, The Marriott, Novotel and Jury's Inn
- **Restaurants and Bars;** including Bank, Edmonds, Piccolino, Carluccio to name but a few.
- **Cinemas**
- **New Library**
- **ICC and Symphony Hall.**

Description

The premises comprise a self -contained four storey office building which includes the following specification;

- Painted plastered walls with perimeter trunking.
- Gas fired central heating
- Fluorescent strip lighting the majority of which is within suspended grid ceilings.
- Toilet facilities
- Kitchenette on the ground floor
- Seven allocated car parking spaces are provided to the rear of the office.

Note: the ground floor has been fully refurbished and the upper floors can be taken 'as is' or upgraded to an agreed specification.

Accommodation

	sq. m.	sq. ft.
Ground Floor	90.17	971
First Floor	80.82	870
Second Floor	89.40	962
Third Floor	70.49	759
Total	330.88	3,562

The premises are available as a whole or in suites on a floor-by-floor basis.

Terms and Rental

The owners are prepared to look at a variety of disposal methods including shorter term leases, all inclusive rents. Please ring the agents for a discussion.

Business Rates

The premises have a current Rateable Value (2010) of £29,750. The Tenant will be responsible for the payment of Business Rates direct to the local authority.

VAT

All figures quoted are exclusive of any VAT that will be payable. We understand the property is elected for VAT.

EPC

The premises has an EPC rating of **C** (74). A copy of the certificate is available upon request.



Viewing

Please contact the Joint agents;

harrislamb
PROPERTY CONSULTANCY
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Ref: G1516. Date: January 2014
Subject To Contract

Note: Estate Agents Act

The Directors of Harris Lamb have a financial interest in the property.

