

63 Church Street

Birmingham, B3 2DP

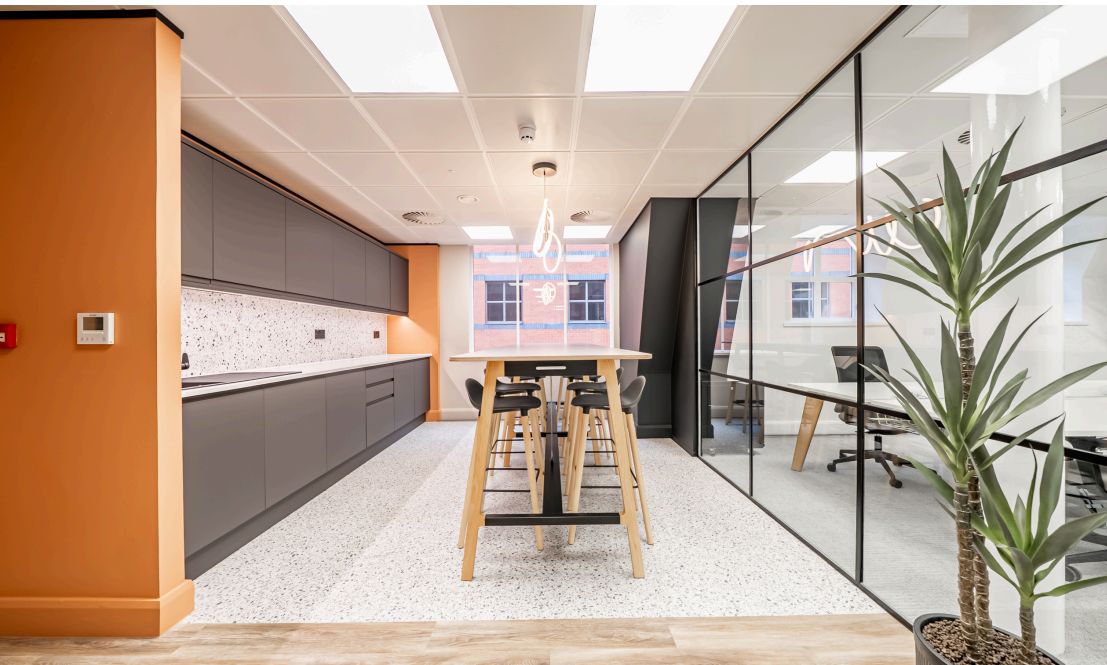
TO LET - Fully fitted office suite





KEY HIGHLIGHTS

- Fully fitted office suite
- Ready for immediate occupation
- 20 desks, 5 person meeting room, 2 study rooms
- Breakout/collaboration kitchen
- Air conditioning
- Male & female WC's
- City core location
- Secure 24 hour access
- Grade II listed building with period façade
- Lift access
- DDA compliant
- Basement car parking (1:1,000 sq ft)





LOCATION

63 Church Street is situated in the city's prime office core, just minutes from Snow Hill Station, Birmingham Metro and Colmore Row. Church Street leads onto Colmore Row, arguably one of the most sought-after business addresses in Birmingham City Centre.

Local occupiers include Pinsents, Squires Patton Boggs and Wilkes Partnership. Nearby amenities include Hotel Du Vin, Opus Restaurant and Urban Café. Birmingham's retail core is within a five-minute walk.

SPECIFICATION

63 Church Street provides fully refurbished and fully fitted office accommodation in the heart of Birmingham's CBD. The suite provides 20 desks, private meetings spaces and a collaboration breakout kitchen.

The building is DDA compliant and has a communal entrance lobby served by two 8 person lifts. There are male and female WC's on each floor and parking provided in the basement which is accessed from Cornwall Street.

TERMS

The suite is available to let on full repairing and insuring lease terms.

RENT

£67,332 per annum exclusive.

BUSINESS RATES

The Tenant will be responsible for the payment of Local Authority rates. These are estimated at £19,787 payable for 2026/2027. We recommend that interested parties make their own enquiries to the Local Authority.

SERVICE CHARGE

A service charge of £10,317 per annum will be levied toward the cost of the maintenance of the common areas.

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VAT

VAT is payable at the prevailing rate.

EPC

The property has an EPC rating of B(43). A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ANTI-MONEY LAUNDERING

Interested parties will be required to provide anti-money laundering information in accordance with HMRC regulations when heads of terms are agreed.

CONTACT

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