



## Charter House

163 Newhall Street, Birmingham, B3 1SW

### Office For Sale, Birmingham

**3,911 sq ft**  
(363.34 sq m)

- 3,911 sq ft (363.31 sq m)
- Freehold office premises in prominent position
- Accommodation is arranged over ground, first, second and third floors
- Each floor has its own WC and kitchen facilities
- Ground floor comprises reception and meeting rooms

# Charter House, 163 Newhall Street, Birmingham, B3 1SW

## Summary

<b>Available Size</b>	3,911 sq ft
<b>Price</b>	Offers in the region of £875,000
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	Upon Enquiry
<b>Car Parking</b>	Upon Enquiry
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	Upon Enquiry
<b>EPC Rating</b>	B

## Description

163 Newhall Street is in a prominent position fronting Newhall Street, close to the junction with Charlotte Street. It is ideally located very close to St Paul's Square, and the central business district is circa a six minute walk.

The building is very well located, being circa 3 miles from Junction 6 of the M6 motorway, which links directly on to the national motorway network.

The building consists of a mid terrace modern four storey office building of traditional brick construction, understood to have been built in the early 1990s.

Accommodation is arranged over ground, first, second and third floors. Each floor has its own WC and kitchen facilities.

The ground floor is accessed off Newhall Street and comprises an attractive reception area with meeting rooms off. The ground floor can also be accessed from the rear car park.

A stairwell leads to the first, second and third floors, all of which are in an open plan configuration.

The specification includes the following:

Carpeted floors.

Floor boxes.

Perimeter trunking.

Suspended ceilings.

LED lighting.

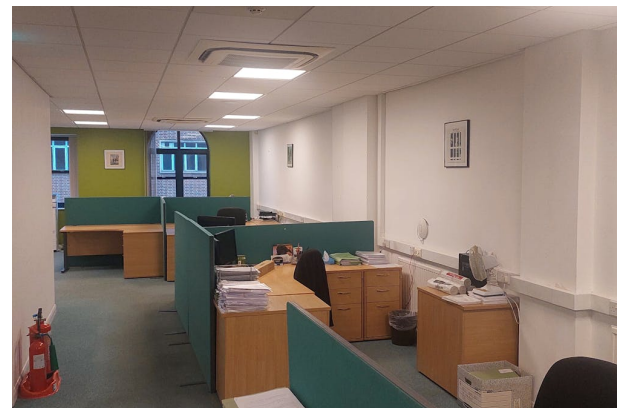
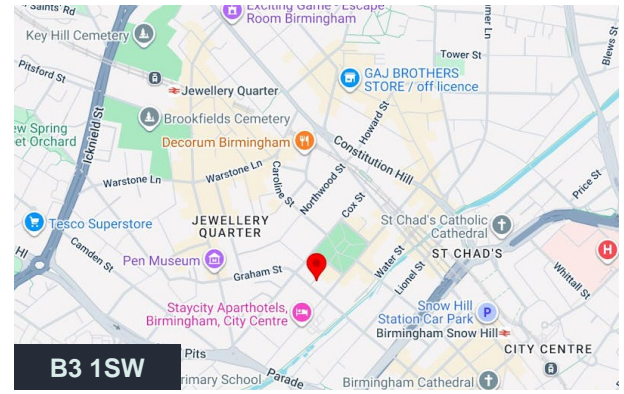
Air conditioning/comfort cooling.

Central heating (wet system) via wall mounted radiators.

There is a secure and gated car park to the rear, where there are three car parking spaces available for this building. One of these has an electric car charging point.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Office	738	68.56	Available
1st - Office	1,132	105.17	Available
2nd - Office	1,127	104.70	Available
3rd - Office	913	84.82	Available



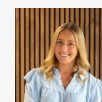
## Viewing & Further Information



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<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Availability</b>
<b>Total</b>	<b>3,910</b>	<b>363.25</b>	

### **Terms**

The building is available on a freehold basis with vacant possession on completion of a sale.

It should be noted that the three car parking spaces are held on a long leasehold basis.