

63 Church Street

Birmingham, B3 2DP

TO LET - Fully fitted office suite



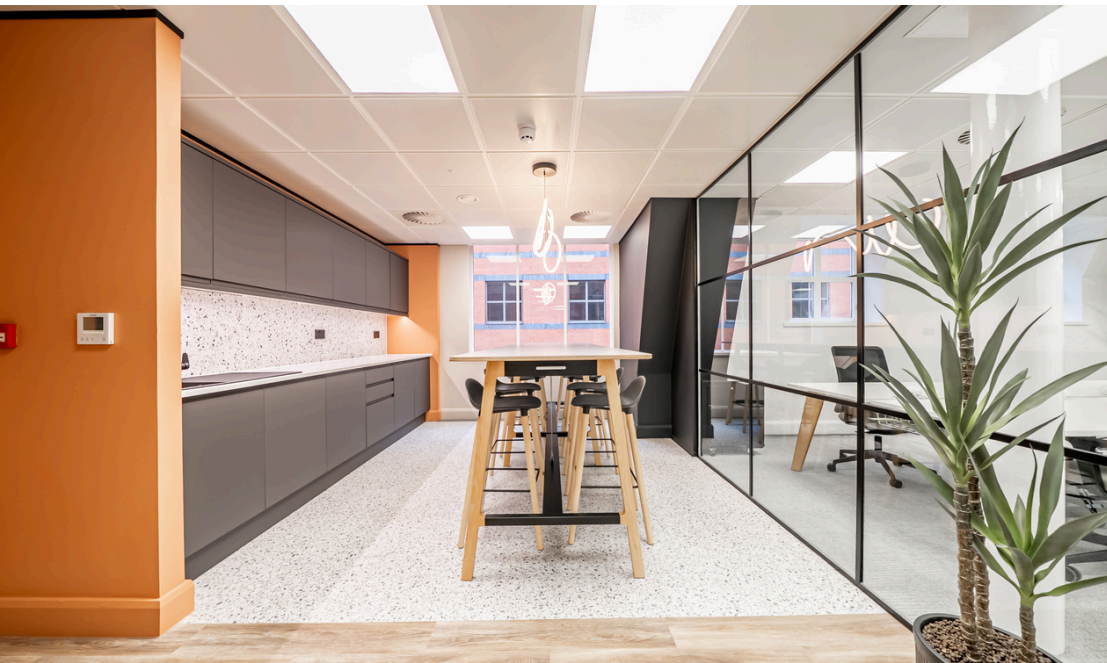
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KEY HIGHLIGHTS

- 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)



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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.

LOCATION

63 Church Street occupies a prime position within Birmingham's established business district, moments from Snow Hill Station, the Metro and Colmore Row - one of the city's most prestigious commercial addresses.

The immediate area is home to a range of leading professional occupiers and benefits from excellent transport links, with New Street and Moor Street stations within walking distance. A wide selection of cafés, restaurants and bars are located nearby, alongside Hotel du Vin and the Grand Hotel, providing excellent opportunities for business meetings and client hospitality. Birmingham's principal retail core is also just a short walk away.

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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