



## Lombard House, 145 Great Charles Street Queensway, Birmingham, B3 3LP

Prominent City Centre Office offering both CAT A and plug and play suites.

- On-site car parking
- New communal roof terrace
- Business lounge with concierge and WiFi
- DDA compliant
- Cycle storage, lockers and shower facilities
- LED lighting with PIR sensors

Summary

|                |                       |
|----------------|-----------------------|
| Available Size | 1,865 to 18,169 sq ft |
| Rent           | Rent on application   |
| Rates Payable  | £6.50 per sq ft       |
| Service Charge | £8.10 per sq ft       |
| Car Parking    | On-site parking       |
| EPC Rating     | C                     |

Description

Lombard House is a landmark city centre office building offering bright and spacious accommodation. The space is available to suit your needs and can be provided to a Category A standard, or with your own bespoke fit-out. There are also a number of plug and play suites available.

Location

Highly accessible and strategically located workspace in the heart of the city's commercial district. Positioned directly on Great Charles Street, the building sits close to major business, leisure and retail hubs such as Paradise, Colmore Row and the Jewellery Quarter, making it an ideal base for client meetings and staff amenities. It benefits from excellent public transport links: Birmingham Snow Hill Station and its tram stop are approximately a 5-10 minute walk, while Birmingham New Street Station is around 8-10 minutes A number of bus routes also serve stops adjacent to the building, offering easy onward connections across the city. This combination of central placement and proximity to multiple transport options ensures Lombard House is well-connected for staff commuting and business travel alike.

Accommodation

The accommodation comprises the following areas:

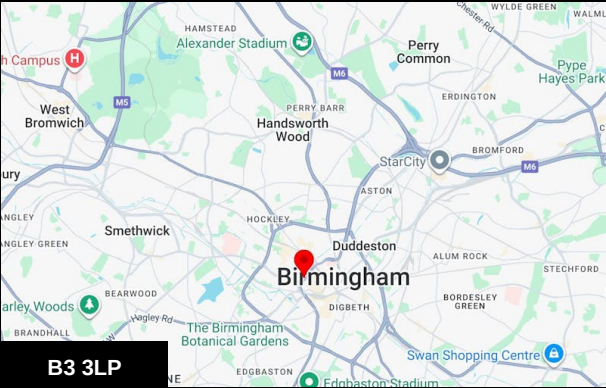
| Name        | sq ft  | sq m     | Availability |
|-------------|--------|----------|--------------|
| 6th - Part  | 5,500  | 510.97   | Available    |
| 5th - Front | 6,087  | 565.50   | Available    |
| 5th - Rear  | 1,870  | 173.73   | Available    |
| 4th - Part  | 2,847  | 264.49   | Available    |
| Ground      | 1,865  | 173.26   | Available    |
| Total       | 18,169 | 1,687.95 |              |

Specification

Specifications include:

- On-site car parking
- Fully DDA compliant
- New communal roof terrace
- Cycle storage, lockers and shower facilities
- Business lounge with concierge and WiFi
- LED lighting with PIR sensors
- EPC C
- VRF Air conditioning
- On floor male and female WCs

For further details or to arrange an inspection, please contact one of our agents.



Viewing & Further Information



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