

# 63 Church Street

Birmingham, B3 2DP

**TO LET** - Self-contained city centre offices (3,350 - 3,749 sq ft)

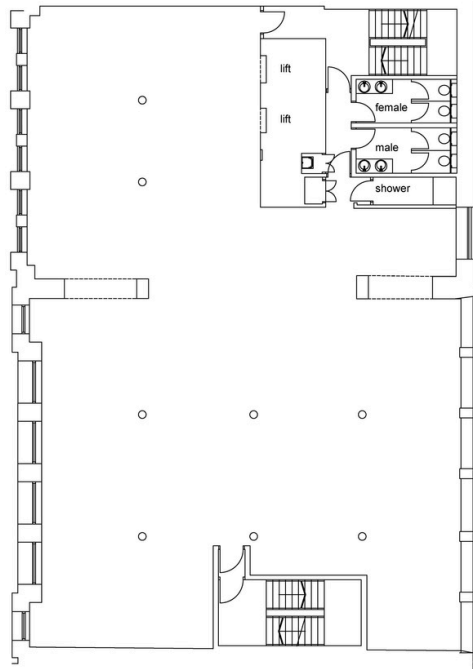


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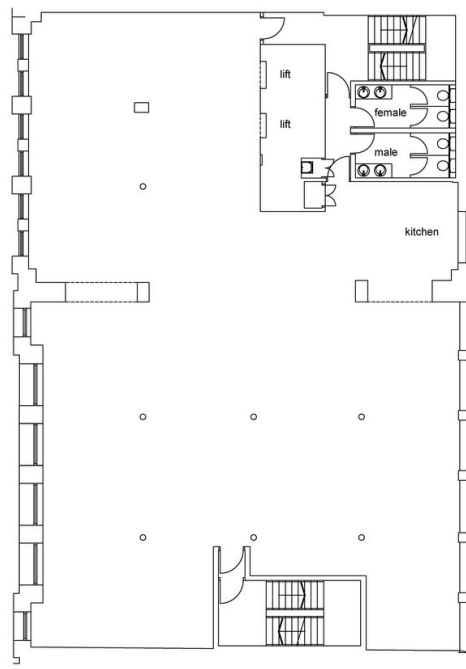


## KEY HIGHLIGHTS

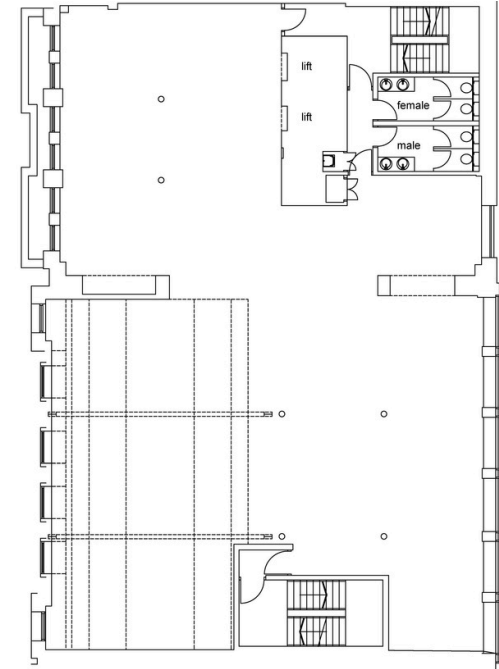
- Unique, self-contained city centre office building (suitable for a variety of uses STP)
- Air conditioning
- Raised floors
- LED compliant lighting
- Male & female WC's and showers
- Basement car parking (1:1,000 sq ft)
- City core location
- Secure 24 hour access
- Grade II listed building with period façade
- Lift access to all floors
- DDA compliant



**1ST FLOOR**  
3,350 sq ft (311.23 sq m)



**2ND FLOOR**  
3,645 sq ft (338.63 sq m)



**3RD FLOOR**  
3,749 sq ft (348.63 sq m)

## SPECIFICATION

The property extends over ground and four upper floors, plus additional basement used primarily for car parking. Part of the frontage has a period façade with modern floor plates behind.

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.

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## LEASE TERMS

The property is available to let on a floor by floor basis on full repairing and insuring lease terms.

## RENT

£18.00 per sq ft per annum exclusive.

## BUSINESS RATES

The Tenant will be responsible for the payment of Local Authority rates. These are estimated at £9.11 per sq ft payable for the period 2026/2027. We recommend that interested parties make their own enquiries to the Local Authority.

## SERVICE CHARGE

A service charge of £4.75 per sq ft per annum will be levied toward the cost of the maintenance of the common areas of the estate.

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## VAT

VAT is payable at the prevailing rate.

## EPC

The 1st floor has an EPC rating of B(50) and the 2nd & 3rd floors have an EPC rating of C(67). 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

For further information please contact:

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