

# Lombard House B3 3LG

Great Charles Street, Birmingham

Located on Great Charles Street in Birmingham City centre, Lombard House is a seven storey office building which has been extensively refurbished in Q2 2023.

## Typical Specification

- LG7 / LED lighting
- Exposed services
- Parquet flooring\*
- VRF air conditioning\*\*
- Refurbished common areas throughout
- Newly refurbished building reception and concierge service
- Male and female WCs on each floor
- Basement changing hub including male and female showers/changing areas and lockers
- Secure cycle hub including maintenance stand
- EPC Rating C (58)

## Contact

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Website

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Availability				
Suite	Size (sq ft)	Guide Rent (psf)	Service Charge ex. utilities (psf)	Business Rates (psf)
First Floor (front)	5,916	£20.00	£8.10	c.£8.00
Second Floor (front)	6,055	£20.00	£8.10	c.£8.00
Third Floor (front)	6,047	£20.00	£8.10	c.£8.00
Fourth Floor (front)	2,848	£20.00	£8.10	c.£8.00
Fifth Floor (Rear)	1,807	£20.00	£8.10	c.£8.00
Fifth Floor (Front)	6,087	£20.00	£8.10	c.£8.00
Sixth Floor (front)	5,550	£20.00	£8.10	c.£8.00
Sixth Floor (rear)	1,959	£20.00	£8.10	c.£8.00
<b>Total</b>	<b>36,269</b>			



Subject to Contract