



## Suite 2.05 Imperial & Whitehall

23 Colmore Row, Birmingham, B3 2BS

### Office To Let, Birmingham

**2,923 sq ft**  
(271.56 sq m)

- Suites available from circa 195 sq ft to 2,200 sq ft
- Larger areas of accommodation can be made available by combining suites
- Floor boxes (larger suites only)
- Cat 6 cabling
- Perimeter trunking
- Air conditioning
- Modern LG7 lighting
- Kitchen facilities
- Shower facilities

# Suite 2.05 Imperial & Whitehall, 23 Colmore Row, Birmingham, B3 2BS

## Summary

<b>Available Size</b>	2,923 sq ft
<b>Rent</b>	£35 per sq ft
<b>Rates Payable</b>	£9.30 per sq ft
<b>Rateable Value</b>	£53,500
<b>Service Charge</b>	£8.93 per sq ft
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Upon Enquiry
<b>Estate Charge</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

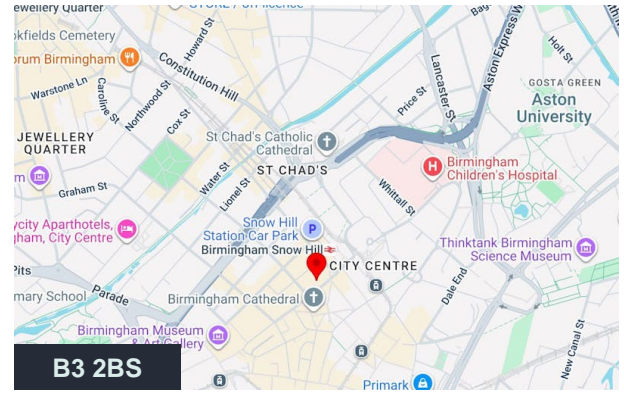
Suite 2.05. The premises are situated on Colmore Row directly opposite St Philip's Cathedral in the very heart of Birmingham city centre.

Imperial & Whitehall forms the office element of the historic and impressive The Grand, Birmingham.

Located on the second floor, the accommodation is accessed via a reception entrance off Colmore Row and provides exceptionally modern, newly refurbished office suites.

The specification includes:-

- Floor boxes (larger suites only)
- Cat 6 cabling
- Perimeter trunking
- Air conditioning
- Modern LG7 lighting
- Kitchen facilities
- Shower



## Viewing & Further Information



### Charles Warrack

0121 561 7885 | 07977 512965

[charles.warrack@fishergerman.co.uk](mailto:charles.warrack@fishergerman.co.uk)



### James Allison

01218276672 | 07974519507

[james.allison@fishergerman.co.uk](mailto:james.allison@fishergerman.co.uk)