

THE
BARWICK
BOUTIQUE OFFICE SPACE



This exquisite office building is a part of the Grand Hotel scheme.

A SPACE LIKE NO OTHER

The Barwick is a boutique style Grade II* listed building located in the Colmore Business District.

It can be let as a whole or floor by floor. Accommodation from 1,165 sq ft to 5,238 sq ft is available.

BOUTIQUE INTERIORS

The Barwick comprises a self-contained office building of traditional brick construction.

The building is undergoing a comprehensive refurbishment and will be available Autumn 2019.



LEASE TERMS

The accommodation is available to let on terms to be agreed. The quoting terms can be made available on request to the letting agents.

BUSINESS RATES

Occupiers will be responsible for paying Business Rates direct to the local authority.

SERVICE CHARGE

A Service Charge will be levied to cover the Landlord's services provided.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be made available.

LEGAL COSTS

Each party will be responsible for its own legal costs.

FLOOR PLANS



ACCOMMODATION

First Floor	2,173 sq ft	Available
Second Floor	1,900 sq ft	Let
Third Floor	1,165 sq ft	Under Offer
TOTAL	5,238 sq ft	

An occupier who takes the whole building or second and third floor together could remove fire lobbies to create additional space.

The floor areas (IPMS 3) are subject to on-site measurement on completion.

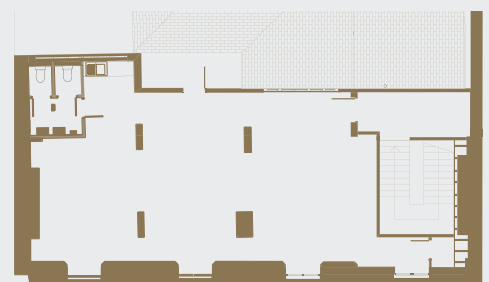
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

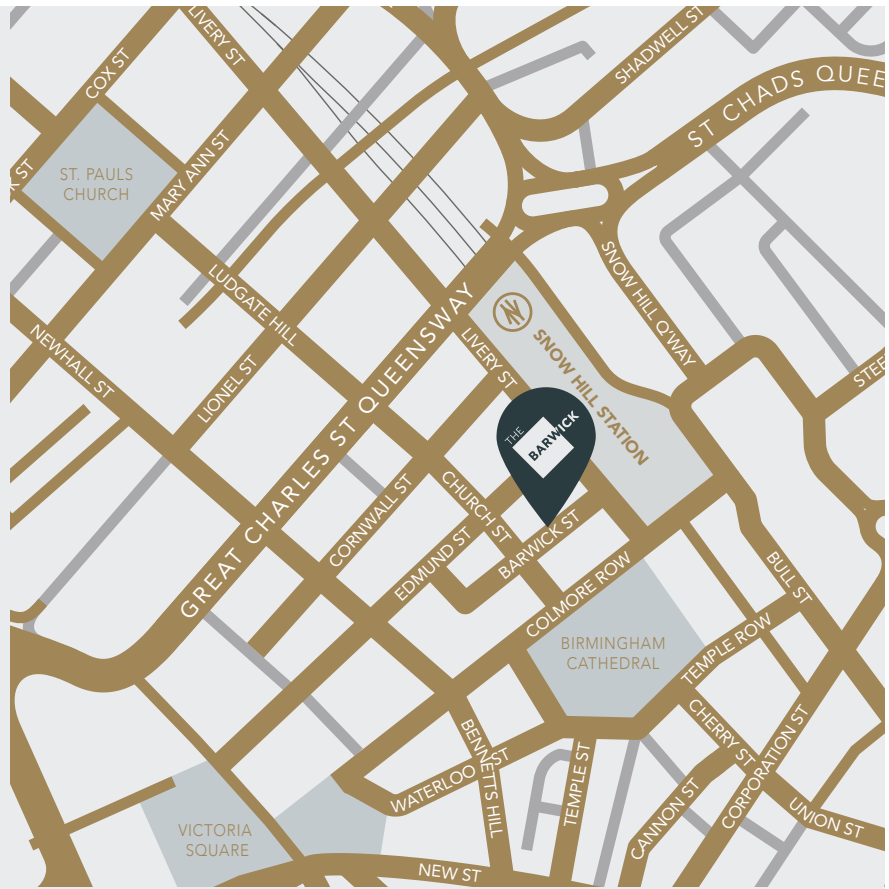


LOCATION

This Grade II* listed property is located in a superb position on Barwick Street within the heart of Birmingham city centre.

The building's city centre location affords it the best of business and pleasure with Birmingham's array of retail, leisure and entertainment opportunities on the doorstep.

The building is just a few short steps away from Birmingham's Snow Hill station and close to New Street station on foot.



The Barwick
Barwick Street
Birmingham
B3 2NT





www.thebarwick.co.uk

Viewings by appointment only



Charles Warrack
charles.warrack@johnsonfellows.co.uk
0121 234 0457 07977 512 965
johnsonfellows.com



Alex Tross
alex.tross@centrick.co.uk
0121 289 5009 07789 027 191
centrick.co.uk

Disclaimer: Johnson Fellows and Centrick Property on their behalf and for the vendors or lessors of this property whose agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending purchasers or lessees, and do not constitute any part of an offer or contract. 2. Details are given with out any responsibility and any intending purchasers, lessees or third parties should not rely on the mas statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Johnson Fellows and Centrick Property has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. 2021. Note: All plans, photographs and CGIs are for identification purposes only. 2021.