

TO LET

9th Floor, 60 Church Street

Birmingham, B3 2DJ



340.5 sq m (3,665 sq ft)

Property Highlights

- Good value offices on the ninth floor of 60 Church Street
- Meeting rooms with views over Birmingham
- Good unexpired lease term, until September 2028
- Potential to create a roof terrace with direct access from the 9th Floor
- LG7 lighting
- Comfort cooling
- Part-raised access floors and perimeter trunking

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Location

60 Church Street is situated within the Colmore Business District in the centre of Birmingham City Centre. The Property is well-connected, being a short walk from Snow Hill Station, New Street Station and many bus services along Colmore Row. The Property is also a short distance from the retail and leisure offering from the Jewellery Quarter.

Description

The 9th Floor suite offers an office of good quality and value with exceptional views over Birmingham City Centre. The suite includes two boardroom-style meeting rooms, an open plan office space and kitchenette at the rear. There is also a balcony on the 9th floor accessible from the suite, presenting an opportunity for an incoming tenant to create a terrace and breakout area.

The building has recently benefitted from a refurbishment of the common areas which was undertaken by the landlord. This refurbishment included the reception area and lift lobbies as well as shower and changing facilities. Occupiers also benefit from secure cycle storage and basement parking.



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- Good unexpired lease term, until September 2028
- Potential to create a roof terrace with direct access from the 9th Floor
- LG7 lighting
- Comfort cooling
- Part-raised access floors and perimeter trunking
- Access control to the suite
- Air-conditioned IT/server room, accessed off the kitchenette

Accommodation

Description	Sq M	Sq Ft
9 th Floor	340.5	3,665
Total	340.5	3,665

Areas are approximate and are measured on an NIA basis.



EPC Rating

D(94)

Business Rates

Rateable Value (2023 list) - £62,500

Rates payable estimated to be £32,000 per annum.

Occupiers are advised to make their own enquiries.

Services

We understand that all mains' services are connected

Legal and Surveying Costs

Each party to bear own legal and surveying costs.

VAT

We understand that the Property is elected for VAT.

Tenure

Leasehold with a term expiring 10th September 2028.

Proposal

Offers are invited for the assignment or sub-let of the leasehold interest, on an unconditional basis.

Reversionary rent (effective 11/09/2023) = £20.00 psf est.

Viewings

Strictly by appointment with sole agents, Cushman & Wakefield.



ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with governmental anti-money laundering regulations, identification checking, funding confirmation and funding source alongside routine references and credit checking will be required for all parties leasing or purchasing property.

Particulars prepared August 2023

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