



# BENNETTS HILL

BIRMINGHAM

## FLOOR 4

1,834 sq ft

OPEN-PLAN

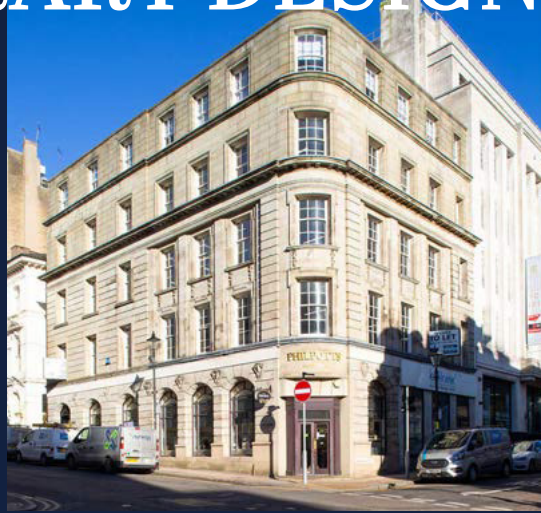
FULLY FITTED CAT A+ BOUTIQUE OFFICE SPACE

# COMBINING ELEGANT ARCHITECTURE WITH CONTEMPORARY DESIGN

Nestled within Birmingham's thriving Colmore Business District, 36 Bennetts Hill is a stunning newly refurbished boutique office building, combining elegant architecture with contemporary design.

A bright and stylish entrance provides an impressive sense of arrival, complemented by modern lighting and a timber panelled feature lift, leading to a collection of 3 newly refurbished, open-plan floors, each circa. 1,800 sq ft.

Designed for occupiers seeking attractive, quality workspace set within an iconic location, 36 Bennetts Hill offers a unique opportunity suited for a variety of business types.





# HARMONIOUS STYLE & SPACE

Each open-plan floor is self-contained with an uncompromised high quality specification throughout. A fully fitted suite is also available on the 2nd floor, styled with contemporary furniture configured into flexible working zones, collaborative co-working areas, meeting space and a modern kitchen, providing occupiers with a 'walk-in and work' solution.

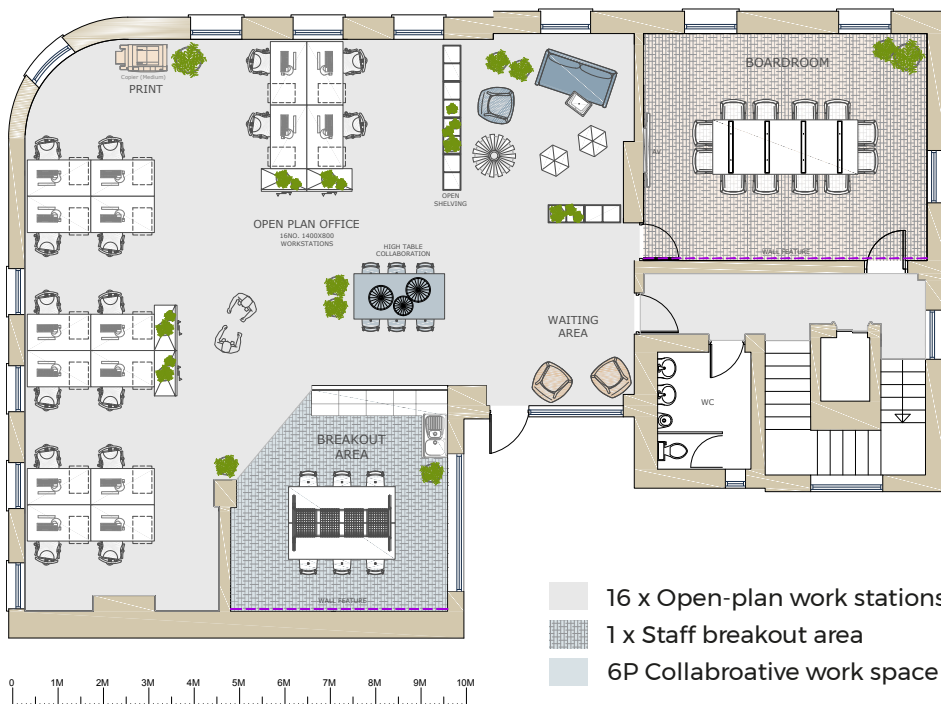
## Specifications

- Air conditioning
- Lift access
- Perimeter wall trunking
- LED lighting
- Abundance of natural light
- Basement storage available

## Availability

Floor	Suite	Sq Ft
4th	Open-plan	1,834
2nd	Let	1,744
1st	Let	1,765

## Indicative Layout



**Virtual Tour**  
Click Here



# ENVIABLE BUSINESS DESTINATION

Occupying a prime location on the junction of Bennetts Hill and Waterloo Street, 36 Bennetts Hill offers an enviable business address in the centre of Birmingham's cosmopolitan Business District.

A place where people connect, eat, drink and shop, a mix of chain and independent coffee shops and elegant bars and restaurants encircle the building, with the Bullring, Grand Central and the Mailbox all accessed within a short walk. Picturesque St Phillips Square is also just moments away, a welcome oasis offering a moment of calm.

Commuting to 36 Bennetts Hill couldn't be easier. Situated just a short walk away from a network of transport links, New Street, Snow Hill and Moor Street train stations are all within easy reach, as well as a number of Midland Metro stops and cross-city bus connections.



36 Bennetts Hill  
Birmingham  
B2 5SN  
[36bennettshill.co.uk](http://36bennettshill.co.uk)



**Interested?**  
Contact our joint  
letting agents to  
arrange a viewing.



**Caine Gilchrist**  
02476 308 900  
07806 767 073  
[caine.gilchrist@bromwichhardy.com](mailto:caine.gilchrist@bromwichhardy.com)



**Callum Gilbert**  
07766 120682  
[callum.gilbert@cushwake.com](mailto:callum.gilbert@cushwake.com)

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease. March 2024.