



JOHNSON FELLOWS

CHARTERED SURVEYORS

TO LET – UPPER FLOOR OFFICE SUITES

**25-27 Corporation
Street
Birmingham
B2 4LS**

- 1st – 4th floor
offices/studio space
- 589 sq ft – 6,792 sq ft
- Very close to New
Street Railway Station





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LOCATION

The property is ideally situated on Corporation Street at its junction with Fore Street. As such it is a superb city centre location close to all of the main transport hubs and leisure/retail amenities.

DESCRIPTION

The accommodation comprises upper floor office accommodation on first, second, third and fourth floors. The accommodation can be let as a whole or on a single floor / multiple floor basis. The accommodation is accessed from Fore Street, via an attractive staircase.

The first floor comprises mostly open plan office accommodation with carpeted floors, floor boxes, LED ceiling lights and comfort cooling. This floor has its own self-contained kitchen and WC facilities.

The second floor comprises open plan and cellular studio / office accommodation with a mixture of linoleum flooring and carpeted flooring. It has suspended Category 2 style lighting. There is a mixture of wall mounted electric heaters, and some comfort cooling to part.

The third floor comprises of cellular rooms with mostly laminate flooring. This accommodation would mostly suit studio style use. This floor has its own kitchen facility.

The fourth floor comprises a small area which would particularly suit a storage use.

ACCOMMODATION

First Floor	c.2,181 sq ft
Second Floor	c.2,002 sq ft
Third Floor	c.2,020 sq ft
Fourth Floor	c.589 sq ft
Total	6,792 sq ft or thereabouts

Please note that every effort has been made to ensure that the above floor areas are accurate. They have been measured in accordance with the RICS code of measuring practice. Fittings may have restricted measurement at the time of inspection and, therefore, interested parties should verify these for themselves.

BUSINESS RATES

Interested parties should verify the Rateable Value and likely rates payable directly with the local authority www.birmingham.gov.uk or Valuation Office Agency www.tax.service.gov.uk



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LEASE TERMS

The accommodation is available on new lease terms to be agreed. The quoting rent for the whole is £45,000 per annum, exclusive.

The quoting rent for the first floor only is £20,000 per annum, exclusive.

The quoting rent for the second floor only is £16,000 per annum, exclusive.

The quoting rent for the third floor only is £12,000 per annum, exclusive.

The quoting rent for the fourth floor only is £2,000 per annum, exclusive.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

LEGAL COSTS

Each party is to pay its own legal costs.

SERVICE CHARGE

A service charge will apply for the services provided by the landlord.

VAT

VAT will be payable, where applicable.

VIEWING

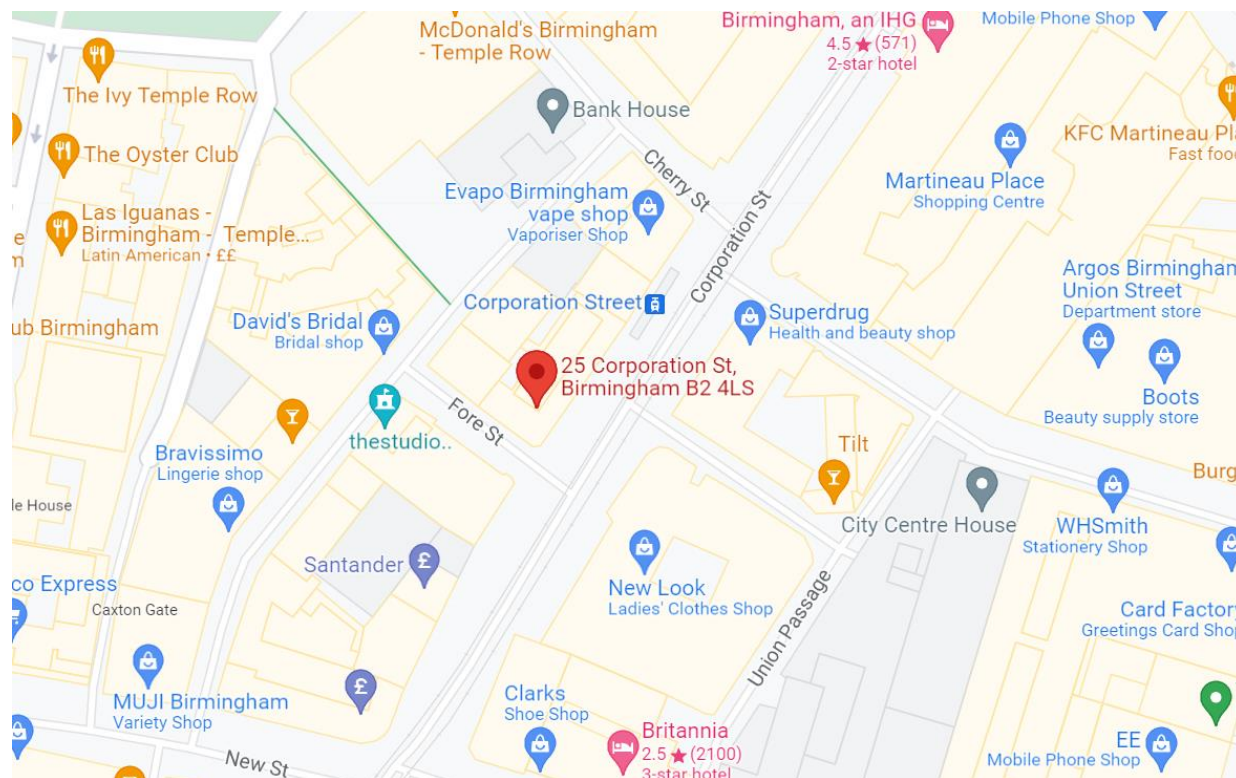
All viewings by prior appointment with this office.

CONTACT

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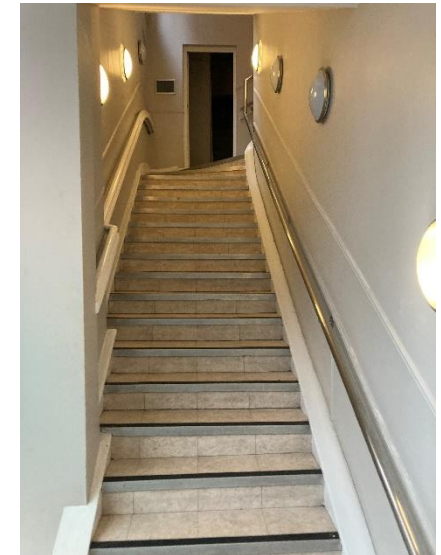
SUBJECT TO CONTRACT



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