

**81 NEW ST.**  
BIRMINGHAM  
B2 4BA

TO LET SUPERB CITY CENTRE  
OFFICE ACCOMMODATION

**81newst.co.uk**

# BOUTIQUE

## High quality, design-led office space.

Following a comprehensive refurbishment, 81 New Street offers contemporary open plan and boutique office accommodation within the heart of Birmingham city centre.

- MODERN OFFICES BEHIND AN ATTRACTIVE AND TRADITIONAL FAÇADE.
- CIRCA TWO MINUTE WALK TO / FROM NEW STREET STATION / GRAND CENTRAL.
- SERVED BY AN ABUNDANCE OF CITY CENTRE AMENITIES.
- A SUPERB RANGE OF INDEPENDENT AND NATIONAL CAFES, BARS, RESTAURANTS IN CLOSE PROXIMITY.
- STUNNING VIEWS ONTO VICTORIA SQUARE.
- ATTRACTIVE MODERN BOUTIQUE OFFICE ACCOMMODATION.



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# ACCOMMODATION

FLOOR	(sq ft)	(sq m)
<b>FIRST FLOOR FRONT</b>	1,232	114.46
<b>THIRD FLOOR FRONT</b>	1,006	93.48

## BUSINESS RATES

The tenant will be responsible for the payment of business rates and further information is available from the agent, Fisher German.

## TENURE

Leasehold – the accommodation is available to let on effective full repairing and insuring lease terms to be agreed, all subject to contract.

## ANTI-MONEY LAUNDERING

The successful tenant will be required to submit information to comply with anti-money laundering regulations.

## LEGAL COSTS

Each party is to be responsible for its own legal costs.

## SERVICE CHARGE

A service charge will apply for the services provided by the landlord. Further information is available from the agent, Fisher German.

## VIEWINGS

Viewings are available by prior appointment with Fisher German.

## RENT

On application to the agent Fisher German.

## EPC

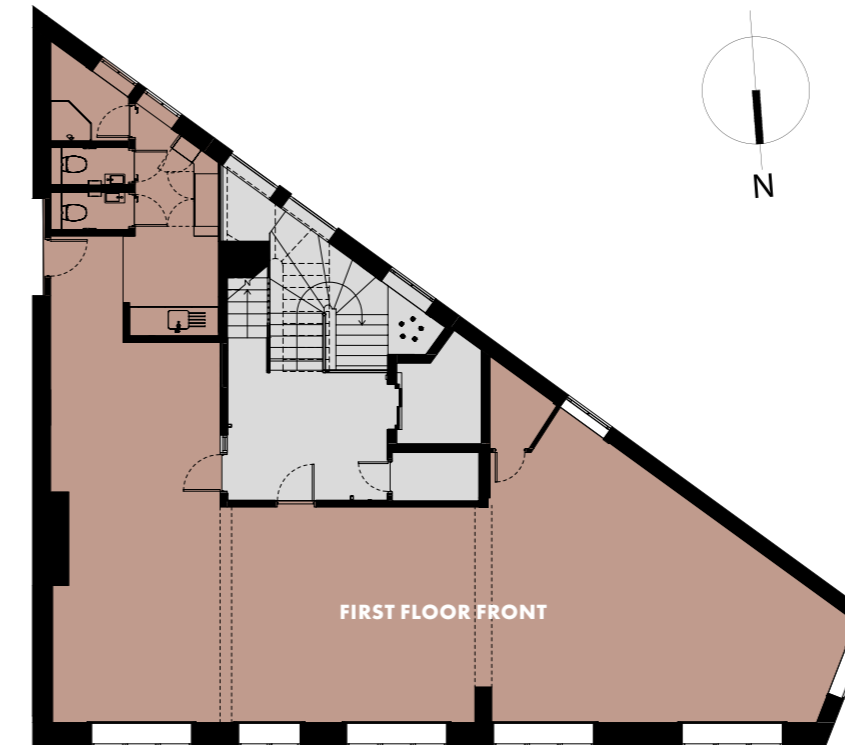
Rated as - C

## VAT

Unless otherwise stated, all costs and rents quoted are exclusive of VAT.

## SUITE AREA

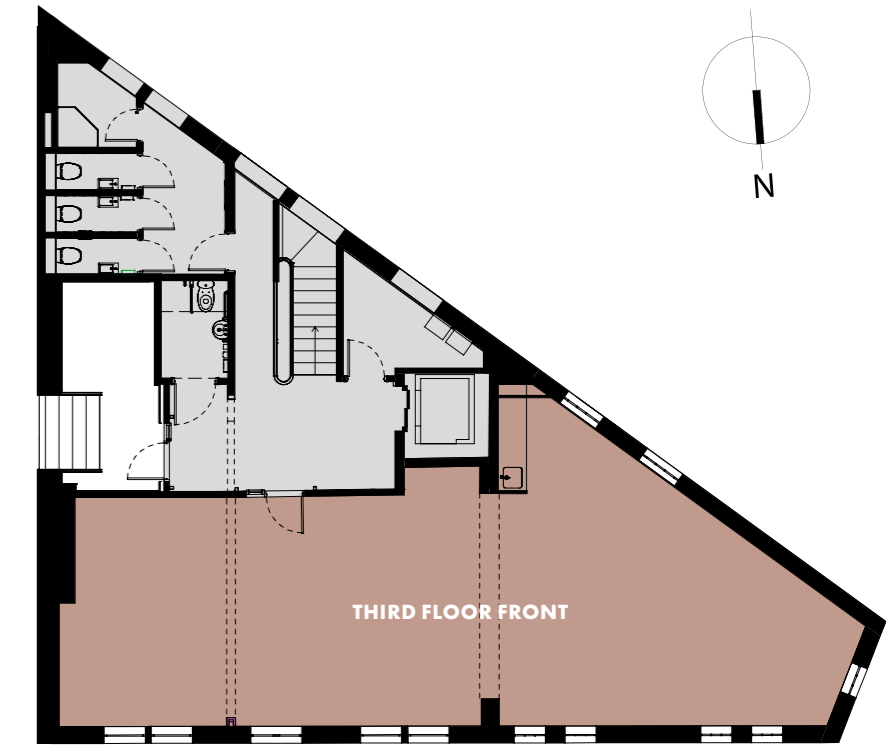
First Floor Front / 1,232 sq ft / 114.46 sq m



Floor plan for illustration purposes only (Not to Scale)

## SUITE AREA

Third Floor Front / 1,006 sq ft / 93.48 sq m



Floor plan for illustration purposes only (Not to Scale)

## SPECIFICATION

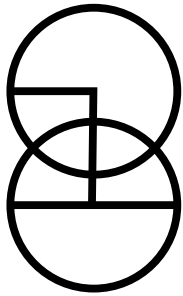
- Passenger Lift
- LED Lighting
- Comfort Cooling
- Kitchen, WC & Shower Facilities







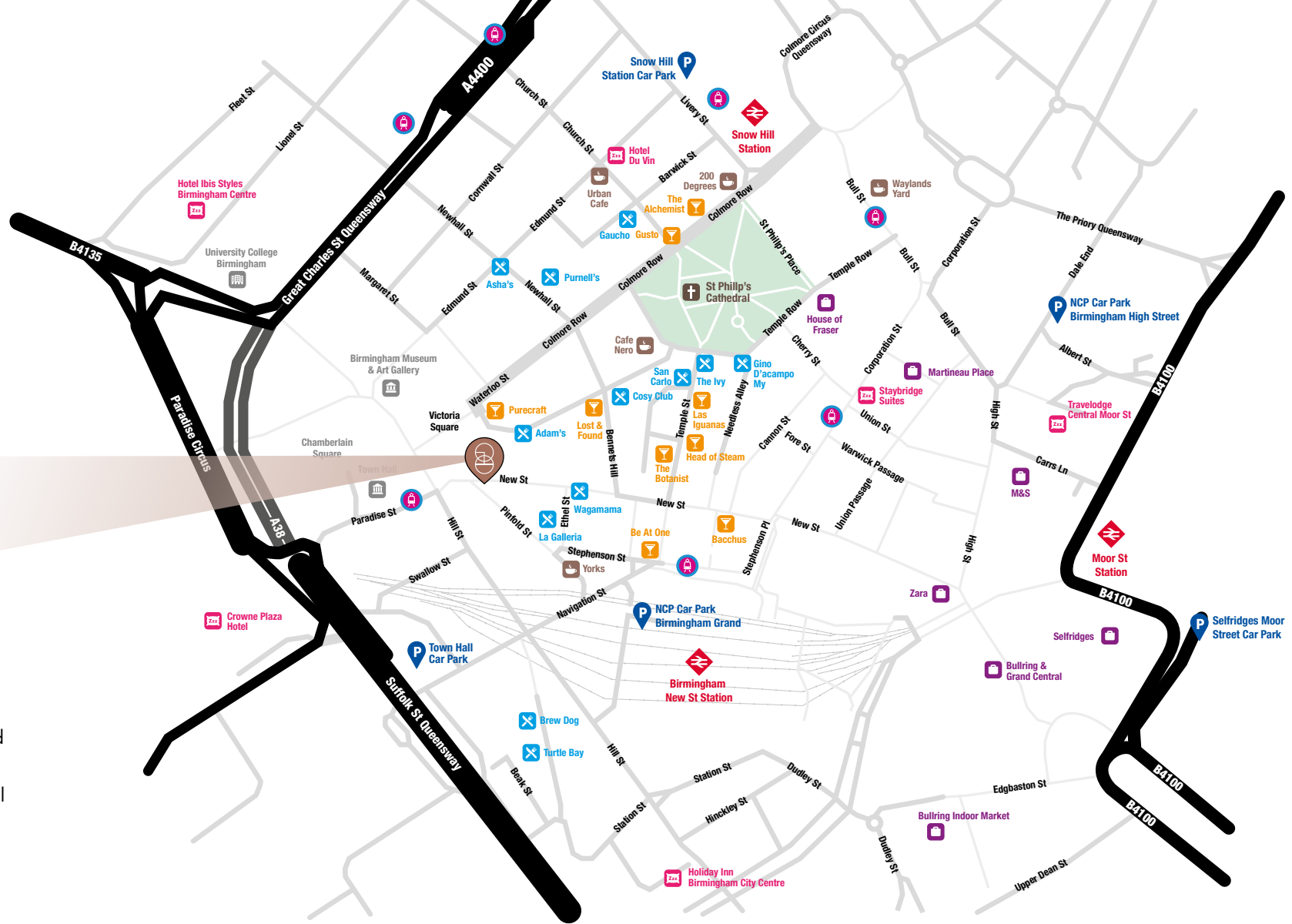




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## LOCATION

Located on New Street close to Victoria Square, the property is superbly situated in the city centre, close to the city's main transport facilities and its abundant retail and leisure amenities.



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