

Office Suites - To Let



**Gazette Buildings, 160-168 Corporation Street, Birmingham
B4 6TF**



Size: 134 - 1,366 Sq Ft (12.45 - 126.9 Sq M)

Rent: £650.00 - £11,430.00 per annum
exclusive

Service Charge: £567.00 - £5,781.00 per annum

Key Features

- Close proximity to Bullring Shopping Centre
- Prime location
- Served well by excellent public transport
- Walking distance to renowned Grand Central Station

Misrepresentation Act 1967

1. These particulars do not constitute or form any part of an offer or contract.
2. All statements contained in these particulars are made without responsibility on the part of the Council or its officers.
3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.
4. Neither the Council nor any of its officers make or give representation of warranty whatsoever in relation to the premises described in these particulars.

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Location

Gazette Buildings is situated on Corporation Street, located near Birmingham Law Courts and five minutes walk from the retail core.

Description

Gazette Building is a mixed-use Victorian building in Birmingham City Centre. It has retail on the ground floor and offices above.

The accommodation is to be used solely for office purposes only between the hours of 8.30 and 18.00 hours Monday to Friday inclusive, and 8.30 and 13.00 hours on Saturdays. Access on Saturdays is via a coded lock.

Use

The premises fall within Use Class E planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulation 2020.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

Tenure

The premises are available leasehold.

The Landlord may consider the following:

(i) A periodic tenancy subject to six months notice by either party, or

(ii) A Tenancy for a term of three years less one day, or

(iii) A five-year lease (or multiples thereof).

Rent

£650.00 - £11,430.00 per annum.

Details of individual offices and storage rooms listed on the table below.

Service Charge

£567.00 - £5,781.00 per annum.

Details of individual offices and storage rooms are listed in the schedule below.

VAT

VAT is not applicable to this property.

Business Rates

Interested parties are able to verify the national non-domestic rates payable with the Business Rates Section of Birmingham City Council. Telephone 0121 303 5509 / 5510 or 5511.

Some tenants may qualify for Small Business Rates Relief to find out if you qualify, please enquire using the phone numbers shown above.

Viewing

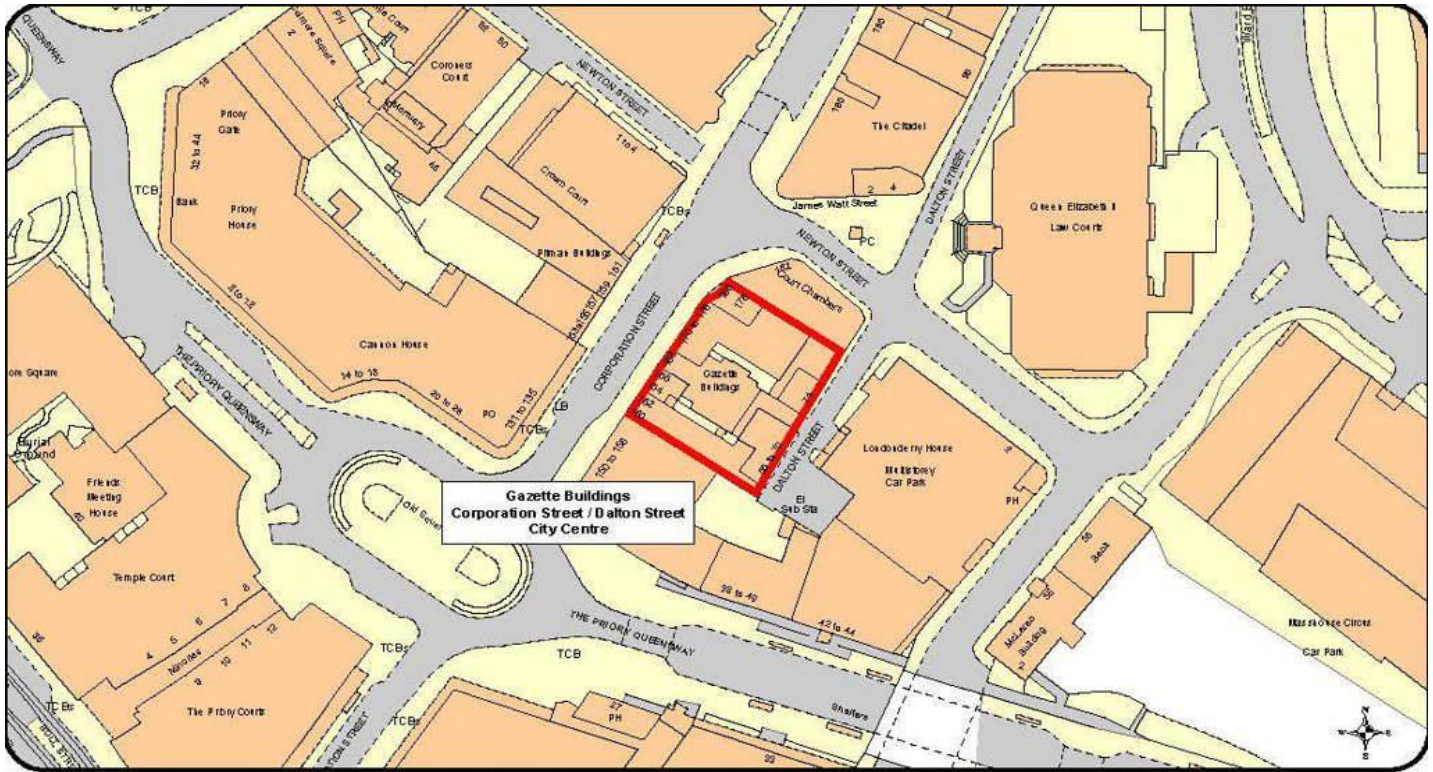
Viewings are by appointment. For further information or to arrange a viewing, please contact the Lettings Team via email bpslettings@birmingham.gov.uk

ACCOMODATION

	Area M ² / Ft ²		Rent- Annual	Service Charge (SC)- Annual	Weekly Total (Rent & SC estimated)
FIRST FLOOR					
Rooms 100, 101 & 107	54	576	£4,860	£2,438	£140
Rooms 102	18	191	£1,620	£808	£47
Rooms 103 – 106	88	942	£7,920	£3,986	£229
Rooms 120 & 122	32	345	£2,880	£1,460	£83
Rooms 123-124	29	309	£2,610	£1,308	£75
Rooms 126	22	233	£1,980	£986	£57
Rooms 127 & 128	44	474	£3,960	£2,006	£115
Rooms 129 – 132	85	912	£7,650	£3,859	£221
Rooms 300, 301 & 330-333	127	1,366	£11,430	£5,781	£331
Rooms 303-304	39	418	£3,510	£1,769	£102
Room 305	49	532	£4,410	£2,251	£128
Rooms 306 & 308	34	362	£3,060	£1,528	£88

THIRD FLOOR

Room 307	17	180	£1,530	£762	£44
Rooms 309, 311 & 313	50	535	£4,500	£2,264	£130
Room 310 & 312	34	366	£3,060	£1,549	£89
Room 314	29	307	£2,610	£1,299	£75
Rooms 319, 321 & 323	56	600	£5,040	£2,539	£146
Rooms 322, 324 & 325	47	502	£4,230	£2,124	£122
Rooms 326-329	87	939	£7,830	£3,974	£227



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