

Vacant

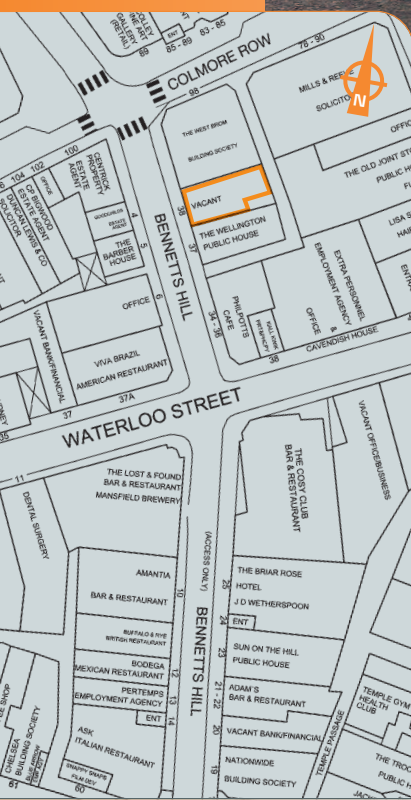
Freehold City Centre Office Building

- Approximately 458.30 sq m (4,933 sq ft) offered with vacant possession on completion
- Located between New Street and Colmore Row in Birmingham's professional and financial district
- Grade II Listed building (no empty rates)

- Potential conversion to A2, leisure or residential (subject to planning and consents)
- Nearby occupiers include Eversheds LLP, Mills & Reeve LLP, Ask, Starbucks, Caffè Nero and Wagamama



On behalf of Receivers



Location

Roads: M5, M6, M42
Rail: Birmingham New Street Station
Air: Birmingham Airport

Situation

Birmingham is the administrative centre of the West Midlands and is located at the heart of the national motorway network. The property is situated on the eastern side of Bennett's Hill, between its junctions with Waterloo Street and Colmore Row, the centre of Birmingham's banking district and north of New Street, in the heart of the city centre. Surrounding office occupiers include Savills, Eversheds LLP and Mills & Reeve LLP. There are a number of nearby restaurants and bars including Ask, Starbucks, JD Wetherspoon, Caffè Nero and Wagamama.

Description

The property comprises a Grade II listed office building providing office accommodation on the basement, ground, and two upper floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot. Please refer to special conditions.

Six Week Completion

Viewings

There will be a block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Georgina Roberts. Telephone: +44 (0)20 7034 4863.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Office/Ancillary	117.20 sq m	(1,262 sq ft)	VACANT
Basement	Offices/Ancillary	97.20 sq m	(1,046 sq ft)	
First	Offices	117.60 sq m	(1,266 sq ft)	
Second	Offices	126.30 sq m	(1,359 sq ft)	
Totals		458.30 sq m	(4,933 sq ft)	

For further details please contact:

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Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

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