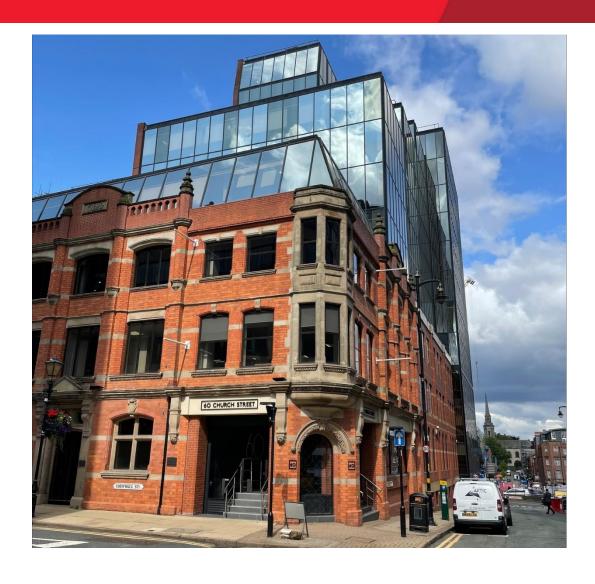


9th Floor, 60 Church Street

Birmingham, B3 2DJ



340.5 sq m (3,665 sq ft)

Property Highlights

- Good value offices on the ninth floor of 60 Church Street
- Meeting rooms with views over Birmingham
- Good unexpired lease term, until September 2028
- Potential to create a roof terrace with direct access from the 9th Floor
- LG7 lighting
- Comfort cooling
- Part-raised access floors and perimeter trunking

For more information, please contact:

Scott Rutherford MRICS Partner

+44 (0)121 710 5785 07824 436 439 Scott.Rutherford@cushwake.com

Callum Gilbert MRICS Surveyor

+44 (0)121 710 5647 07766 120682 Callum.Gilbert@cushwake.com

No.1 Colmore Square Birmingham B4 6AJ

www.cushmanwakefield.com



9th Floor, 60 Church Street

Birmingham, B3 2DJ

Location

60 Church Street is situated within the Colmore Business District in the centre of Birmingham City Centre. The Property is well-connected, being a short walk from Snow Hill Station, New Street Station and many bus services along Colmore Row. The Property is also a short distance from the retail and leisure offering from the Jewellery Quarter.

Description

The 9th Floor suite offers an office of good quality and value with exceptional views over Birmingham City Centre. The suite includes two boardroom-style meeting rooms, an open plan office space and kitchenette at the rear. There is also a balcony on the 9th floor accessible from the suite, presenting an opportunity for an incoming tenant to create a terrace and breakout area.

The building has recently benefitted from a refurbishment of the common areas which was undertaken by the landlord. This refurbishment included the reception area and lift lobbies as well as shower and changing facilities. Occupiers also benefit from secure cycle storage and basement parking.



Highlights

- · Meeting rooms with views over Birmingham
- Good unexpired lease term, until September 2028
- Potential to create a roof terrace with direct access from the 9th Floor
- · LG7 lighting
- · Comfort cooling
- · Part-raised access floors and perimeter trunking
- · Access control to the suite
- Air-conditioned IT/server room, accessed off the kitchenette

Accommodation

| Description | Sq M | Sq Ft |
|-----------------------|-------|-------|
| 9 th Floor | 340.5 | 3,665 |
| Total | 340.5 | 3,665 |

Areas are approximate and are measured on an NIA basis.



EPC Rating

D(94)

Business Rates

Rateable Value (2023 list) - £62,500 Rates payable estimated to be £32,000 per annum. Occupiers are advised to make their own enquiries.

Services

We understand that all mains' services are connected

Legal and Surveying Costs

Each party to bear own legal and surveying costs.

VAT

We understand that the Property is elected for VAT.

Tenure

Leasehold with a term expiring 10th September 2028.

Proposal

Offers are invited for the assignment or sub-let of the leasehold interest, on an unconditional basis.

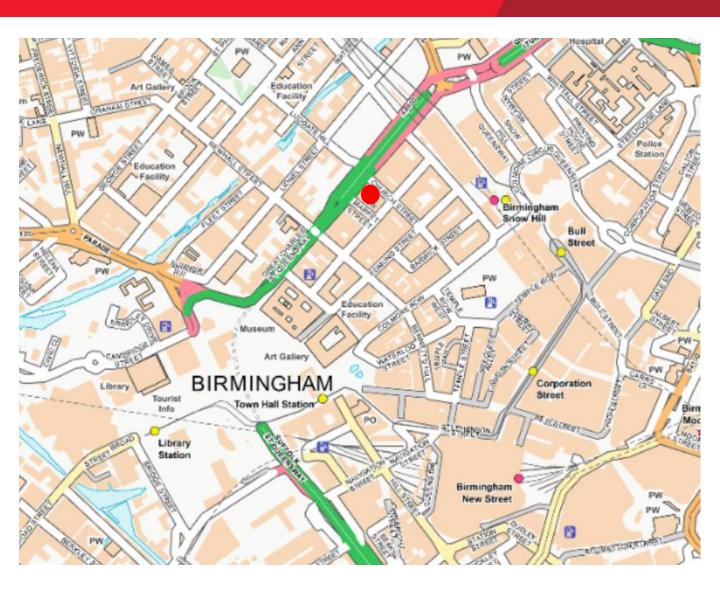
Reversionary rent (effective 11/09/2023) = £20.00 psf est.

Viewings

Strictly by appointment with sole agents, Cushman & Wakefield.



TO LET 9th Floor, 60 Church Street Birmingham, B3 2DJ



ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with governmental anti-money laundering regulations, identification checking, funding confirmation and funding source alongside routine references and credit checking will be required for all parties leasing or purchasing property.

Particulars prepared August 2023

Cushman & Wakefield Debenham Tie Leung Limited ("C&W") gives notice to anyone who may read these particulars as follows

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract.

2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs

were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of C&W has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of C&W regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.

This publication has been produced by Cushman & Wakefield (C&W) for use by those with an interest in commercial property solely for information purposes and should not be relied upon as a basis for entering into transactions without seeking specific, professional advice. It is not intended to be a complete description of the markets or developments to which it refers. This publication uses information obtained from public sources which C&W believes to be reliable. C&W has not, however, verified such and no warranty, representation, express or implied, is made as to the accuracy or completeness of any information contained in this publication. C&W accepts no duty nor any liability to any reader of this publication or any third party arising as a result of reliance upon it. All expressions are subject to change. This publication or any information contained within it may not be reproduced in any form, in whole or in part, without the express prior written consent of C&W

Copyright © Cushman & Wakefield 2023.