

For Lease

Office



## 2nd Floor 36 Bennetts Hill

Birmingham B2 5SN

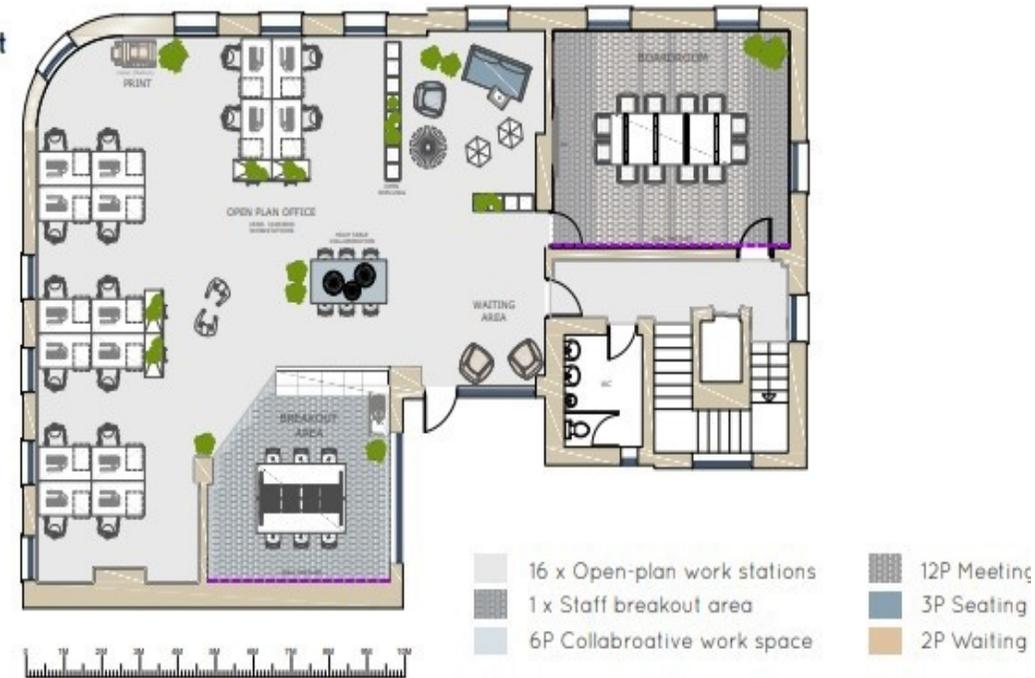
**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

📦 1,744 Sq Ft  
£ £45,344 Per Annum

## Key Features

- Fully refurbished office space
- Fully Fitted Offices
- Lift access
- Perimeter wall trunking
- Category II lighting
- An abundance of natural light
- Basement storage available
- Air conditioning

Indicative Layout



2nd Floor 36 Bennetts Hill, Birmingham, B2 5SN

## Location

The property occupies a prominent location between Bennetts Hill and Waterloo Street, in the heart of the City Centre. New Street, Snow Hill and Moor Street stations are within walking distance as are main bus routes in and out of the city. This location provides a number of amenities including popular restaurants and bars, with Grand Central and the Bullring Shopping centre also in close proximity.

## Description

Situated in the heart of Birmingham's bustling city centre, this exceptional second-floor office space at 36 Bennetts Hill offers an unrivalled location for businesses seeking a professional and dynamic environment. The property is fully furnished and available on a new lease, which is to be agreed upon directly with the landlord. The site has a newly refurbished lobby with bike storage and w/c's on each floor. The layout of the floor comprises of open plan offices, kitchen / breakout areas and a modern meeting room. This property is a great option for CATA+ Fitted options.

## Business Rates

Rateable Value per floor = £26,250  
Uniform Business Rates = (2019/20) 50.4p in £  
Rates Payable per floor = £13,230

## Tenure

The property is available on a lease to be agreed.

## EPC

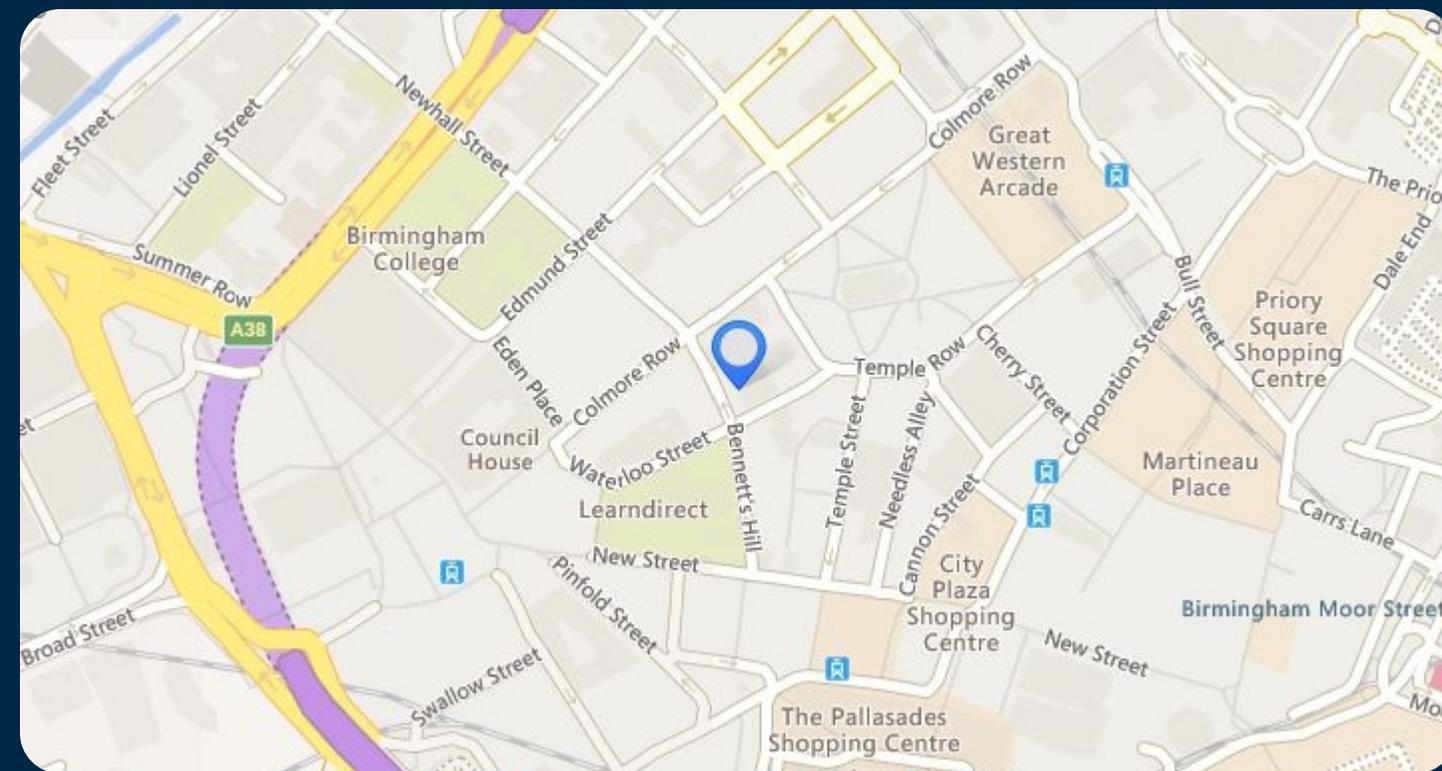
The property has an Energy Performance Rating of D. A copy of the certificate is available upon request.

**2nd Floor 36 Bennetts Hill, Birmingham, B2 5SN**

With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



2nd Floor 36 Bennetts Hill, Birmingham, B2 5SN



### Service Charge

Further information available upon request.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

02476 308 900

07806 767 073

caine.gilchrist@bromwichhardy.com



02476 308900

office@bromwichhardy.com

www.bromwichhardy.com