



**TO LET**



## **City Centre Offices in Prime Location**

**Gateway House, 50-53 High Street, Birmingham B4 7SY**



## KEY FEATURES

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Prominent City Centre location

Close to Grand Central station and all amenities

Open plan floor plates

Direct access from High Street

Flexible lease terms

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The offices are available to let on flexible terms at a quoting rent of £10 psf per annum.





## LOCATION

Gateway House occupies a prominent corner site bounded by High Street and Carrs Lane and forms part of Birmingham's central retailing area. The building is well positioned to take advantage of both strong shopper and office worker pedestrian flows between High Street, Bull Street and Moor Street Queensway, including all major pedestrian drop off zones serving the central retail area and Moor Street Station.

The property has many main high street retailers in the immediate vicinity including Boots, WH Smith and Primark. The property is situated a short distance from the Bullring Shopping Centre and other key retailing streets within the city including Union Street, New Street and Corporation Street.

## DESCRIPTION

The building extends to 2,514.9 sq. m. (27,071 sq. ft.) and comprises a single retail unit on the ground floor, with separate access to the upper floors of offices. Access to the offices is directly from High Street via a dedicated reception area.

Internally, the accommodation is arranged over regular, open plan floor plates benefitting from:-

- Suspended ceilings with recessed lighting
- Gas Central Heating
- Perimeter trunking
- 2 x 8 person 600kg passenger lifts
- Male & female WC's.

## AVAILABLE ACCOMMODATION

4th Floor - 3,987 Sq. Ft. (370.40 sq m)

5th Floor - 3,987 Sq. Ft. (370.40 sq m)





## EPC

Rating C

## LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

## SERVICE CHARGES

All mains services are installed, and the tenants will be responsible for a service charge and buildings insurance contribution towards the cost of services provided by the landlord. Further details are available upon request.

## VAT

This property is not elected for VAT.

## LEASE TERMS

The offices are available to let on flexible terms at a quoting rent of £10 psf per annum.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.





# CONTACTS

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