

TO LET
PROMINENT CITY CENTRE
OFFICE BUILDING

FROM CIRCA 1,981 SQ.FT. (184 SQ.M.)
TO 13,555 SQ.FT. (1,259 SQ.M.)

GATEWAY HOUSE, 53 HIGH STREET
BIRMINGHAM, B4 7SY



Location

Gateway House occupies a prominent position in a vibrant location on the corner of High Street and Carrs Lane.

The location is readily accessible being within walking distance of the Midland Metro at Bull Street, Moor Street and New Street railway stations, with bus stops immediately outside the building. Long term, the HS2/Curzon Street development is also within walking distance.

“
A VIBRANT LOCATION
ON THE CORNER OF
HIGH STREET AND
CARRS LANE
”





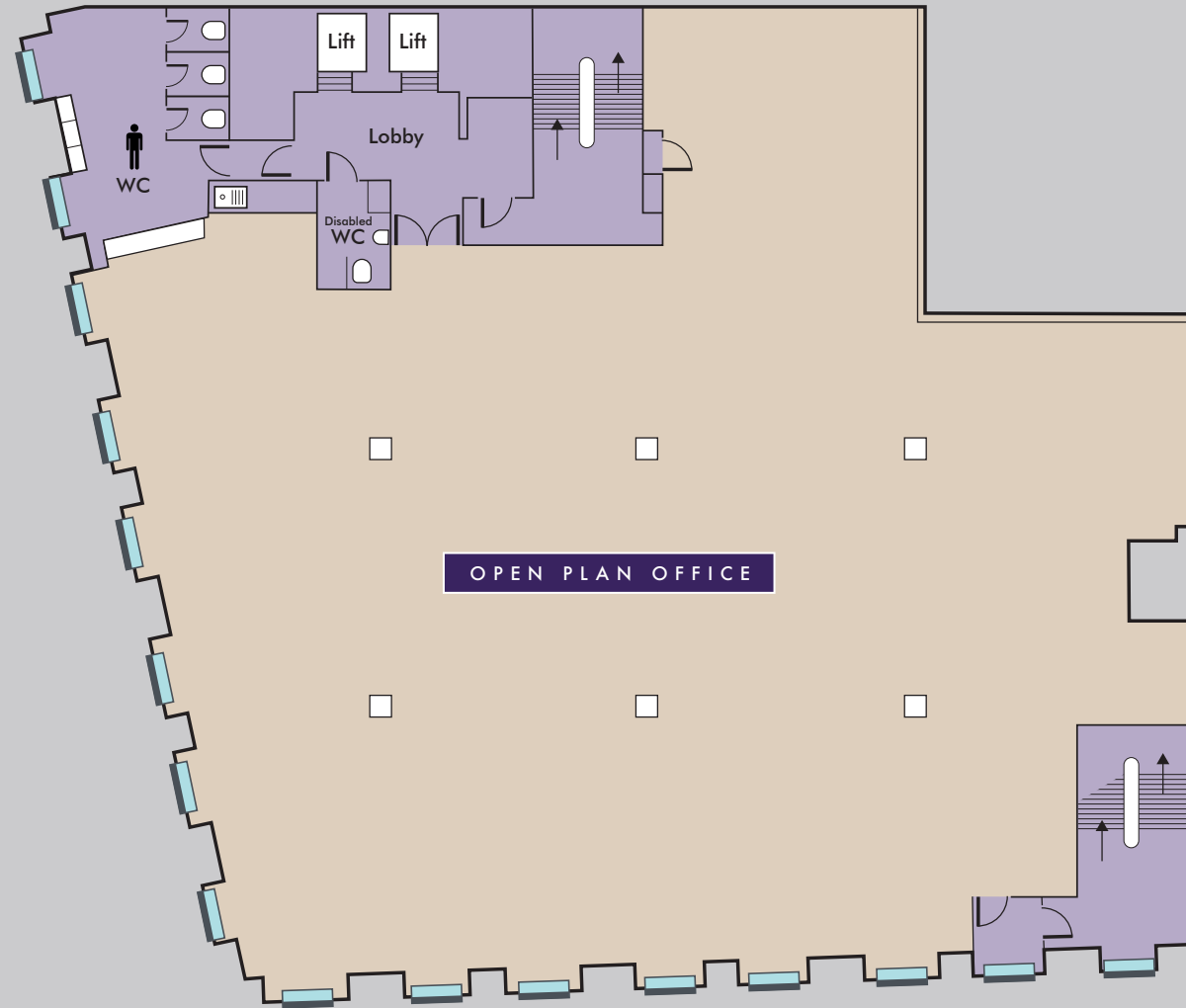
Description

Gateway House comprises a large retail unit on the ground floor, occupied by Holland & Barrett with a separate ground floor entrance to the upper parts comprising six floors of office space served by 2x 8 person passenger lifts and a separate staircase.

Each floor benefits from good levels of natural light with open plan floorplates providing maximum flexibility for occupiers to be able to configure them to suit their own requirements.

There are kitchenettes in all suites and communal WCs on all floors.

“
**BENEFITS FROM
A GOOD LEVEL OF
NATURAL LIGHT**
”



INDICATIVE PLAN

Accommodation

The accommodation comprises the following areas:

Name	sq.ft.	sq.m.	
6th Floor	3,939	366	LET
5th Floor	3,919	364	
4th Floor	3,987	370	
Part 3rd Floor	1,981	184	
Part 3rd Floor	1,678	156	LET
2nd Floor	3,668	341	

Key Features

- Open plan floorplates
- Direct access from the High Street
- Lift access to all floors
- Flexible lease terms available
- Contiguous floors available individually or as a whole
- Within walking distance of Moor Street and New Street railway stations and the future Curzon Street/HS2 station
- EPC 'C - B' Rating

“
**WITHIN WALKING
DISTANCE...OF THE
FUTURE CURZON
STREET/HS2 STATION**
”



Viewing

For viewing & further information, please contact either of the joint agents;

Charlotte Fullard

Avison Young
07909 484996
charlotte.fullard@avisonyoung.com
avisonyoung.com

James Mattin

Bond Wolfe
0121 524 1172
jmattin@bondwolfe.com
bondwolfe.com

**AVISON
YOUNG**



MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

Avison Young and Bond Wolfe for themselves and for vendors or lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. (2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (3) The property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of VAT. (4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.

Designed by Newmans Limited. 0121 580 8220. REF: 23261 MARCH 2026