

BOND WOLFE

City Centre Offices To Let



York House, 38 Great Charles Street, Birmingham, B3 3JY

- ◇ *Refurbished Offices.*
- ◇ *Established address in core Business District.*
- ◇ *Suites from 1,597 sq. ft.*
- ◇ *Flexible lease terms available.*

Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permission for use and

DESCRIPTION

York House offers a total of 23,088 sq. ft. (2,144.9 sq.m) of refurbished quality office accommodation laid out over 6 floors. Each floor is serviced by passenger lift leading off the impressive reception area. Each suite benefits from suspended ceilings with recessed lighting, perimeter trunking, secondary glazing and carpeting throughout. Suites are available from 1,597 sq. ft., with floors currently available up to a total of 3,688 sq. ft. per floor, although these can be split into smaller suites if required.

SERVICE CHARGE

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.

ACCOMMODATION

	Sq.ft	Sq.m
Part 2nd Floor	1,695	157.4
Part 4th Floor	1,597	148.4
Part 4 Floor	2,035	189.06
Total:	5,422	503.6

RENT

To Let on new lease terms by way of negotiation, at a quoting rent of £14 per sq.ft

LOCATION AND SITUATION

York House is prominently located on Great Charles Street Queensway which has direct access to the A38m and to the national motorway network. There are numerous bus routes located close by with New Street and Snow Hill railway stations located within a few minutes walk.

York House enjoys an enviable position within Birmingham's Business District on the Junction of Great Charles Street and Newhall Street and is therefore well placed for amenities in Birmingham City Centre and Brindley Place.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

VAT is payable on rent and service charge at the prevailing rate.

EPC

Available upon request.

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 tenant.



FURTHER INFORMATION & VIEWINGS

BOND WOLFE

Contact: James Mattin

Tel: 0121 524 1172