TO LET

CITY CENTRE OFFICES

OFFICE SUITES FROM 1,298 SQ.FT. (121 SQ.M.)
UP TO 3,632 SQ.FT. (337 SQ.M.)

YORK HOUSE, 38 GREAT CHARLES STREET
BIRMINGHAM B3 3JY
Location

York House occupies a highly prominent location on the corner of Newhall Street and Great Charles Street Queensway, providing direct access to the A38M Aston Expressway and Junction 6 of the M6 Motorway beyond.

The building is further well connected with Snow Hill and New Street stations being within a short walk, in addition to a number of bus stops and the Midland Metro.

As well as being within the established Central Business District of Birmingham City Centre and benefiting from the leisure amenities that it has to offer, York House is also in close proximity to the new Paradise development which will see a number of new restaurants and bars coming to the City.
Description

York House is a prominent corner building, with offices over five floors, being accessed from a dedicated office entrance from the Great Charles Street Queensway elevation.

The office suites offer refurbished accommodation with LED lighting, air conditioning and strong levels of natural light with several windows to the main external elevations on all floors. This makes the suites well suited to the installation of meeting/training rooms as these do not compromise the natural light.

All floors are served by both the lift and main staircase, with ladies and gents WCs on all floors. Each office suite also has a kitchenette installed.

“EXCELLENT LEVELS OF NATURAL LIGHT TO ALL OFFICE SUITES”
Specification
- Suspended ceiling
- LED lighting
- Air conditioning
- Gas central heating
- Perimeter trunking
- Kitchenette

Accommodation

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq. Ft.</th>
<th>Sq. M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Second Floor</td>
<td>1,298</td>
<td>121</td>
</tr>
<tr>
<td>Fourth floor (left)</td>
<td>2,035</td>
<td>189</td>
</tr>
<tr>
<td>Fourth floor (right)</td>
<td>1,597</td>
<td>148</td>
</tr>
<tr>
<td>Fourth floor (whole)</td>
<td>3,632</td>
<td>337</td>
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</tbody>
</table>

Floorplan

The floor plan shows a typical floor, which can be occupied as a whole or as two separate suites – the current configuration is detailed above, but can be altered to meet Tenant’s requirements (subject to negotiation).

EPC rating C73.
MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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Viewing

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

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