

40 Newtown Shopping Centre,  
Birmingham, B19 2SS

14,407 - 18,628 Sq Ft (1,338.41 - 1,730.54 Sq M)

- Good quality, open plan office space
- Fully air-conditioned
- Allocated car parking for 29 vehicles
- Benefits from existing fit out

# TO LET

OFFICE SPACE



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St James House, Vicar Lane, Sheffield, S1 2EX

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## LOCATION

The offices are situated on the outskirts of Birmingham City Centre within the Newtown Shopping Centre which boasts a selection of local and national occupiers, including Aldi, Farm Foods, Nisa, Greggs and The Post Office.

The offices are accessed through the part covered walkway through the main centre off the A34 High Street on Milton Street. There is also vehicular serving via a basement service road.

Birmingham City Centre is located approximately 1.5 miles to the south with the A38(M) within 1 mile and linking with the M40, M42, M5, M6 and the wider national motorway network.

## DESCRIPTION

The suite comprises a predominantly large open plan office with welcoming reception off the main centre walkway.

A number of cellular partitioned offices provide a variety of meeting/training rooms and ancillary office space around the perimeter with a central kitchen area providing break out space.

The offices briefly comprise of:

- Feature reception area
- Suspended ceilings with CAT III inset lighting
- Part laminate and carpet flooring
- CAT 5E data cabling
- Air conditioning and Heating
- Video intercom entry system
- Kitchen & WC facilities
- Goods lift to base level

The Basement level provides additional useable office space being finished to a similar specification as the ground floor with its own welfare facilities.

Externally the building has the benefit of 29 allocated car parking spaces with visitor parking available within the main car park.

## TERM

A new lease is available for a term by arrangement.

## RENT

£9.50 per sq ft.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Certificate available on request.

## RATING

The property is currently assessed under Unit 35 but will be re-assessed on occupation.

## VALUE ADDED TAX

The property is elected for VAT.

## ACCOMMODATION

<b>Ground Floor</b>	<b>14,407 Sq Ft (1,338.44 Sq M)</b>
<b>Lower Ground</b>	<b>4,221 Sq Ft (392.14 Sq M)</b>
<b>Total</b>	<b>14,407 - 18,628 SqFt</b>

## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Tom Shelton  
Tel: 07738 335 482  
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Or our joint agent:  
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