

# CHAMBERLAIN HOUSE

133 Edmund Street, Birmingham, B3 2HJ



## Key Highlights

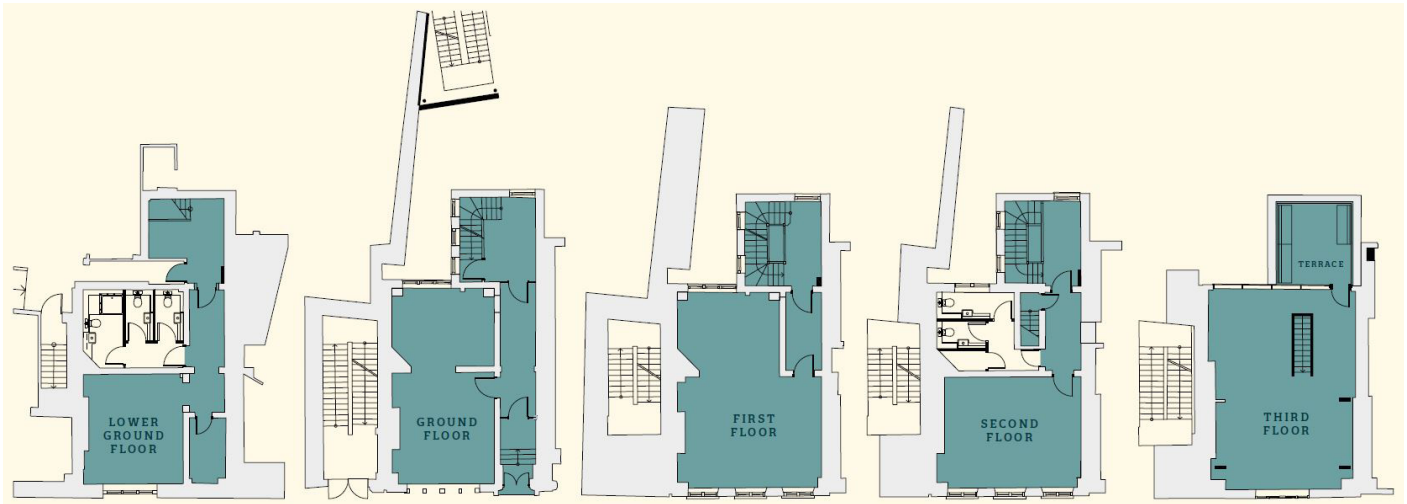
- 2,106 sq ft (195.7 sq m)
- Prominent position on Edmund Street
- Self-contained accommodation
- Grade II listed period façade
- Fully fitted for clinic use with existing planning consent but also available as offices
- Reception, waiting room, consultation rooms & staff room
- Air conditioning & LED lighting
- Secure door entry system
- Showers, drying room & cycle storage
- 24 hour access

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### Accommodation & Specification

Chamberlain House is an attractive period building offering a unique self-contained opportunity in the CBD. The building has most recently been occupied as a clinic and benefits from having D1 consent. The property could also be used of offices.

Solid wooden doors lead to an attractive entrance hall with secure door entry system and glass internal door. Internally, the accommodation is arranged over five floors, with a private roof terrace to the rear off the third floor.

	SIZE (SQ FT)	SIZE (SQ M)
<b>Third Floor</b>	556	51.7
<b>Second Floor</b>	349	32.4
<b>First Floor</b>	511	47.5
<b>Ground Floor</b>	441	41.0
<b>Lower Ground Floor</b>	249	23.1
<b>TOTAL</b>	<b>2,106</b>	<b>195.7</b>

### Location

Chamberlain House is situated in the very heart of the Birmingham Central Business District. Colmore Row and neighbouring streets remain at the centre of the CBD, benefitting from the wealth of high quality restaurants, bars and coffee shops in the vicinity. Retail centres at Grand Central, the Bullring and the Mailbox are also within easy walking distance.

Both New Street and Snow Hill stations are within a short walk of Chamberlain House, in addition to numerous bus stops and the West Midlands Metro.

### Lease Terms

Available on a new lease terms to be agreed.

### Service Charge

A service charge of £13,687.31 per annum will be levied toward the cost of the maintenance of the common areas.

### Business Rates

The Tenant will be responsible for the payment of Local Authority rates. These are estimated at £18,200 per annum. We recommend that interested parties make their own enquiries to the local authority.

### VAT

VAT is payable at the prevailing rate.

### EPC

The property has an Energy Performance Rating of D(85).

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

### Website

For more information, please visit:

<https://search.savills.com/property-detail/gb04371192839>

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## Contact

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