

TO LET PROMINENT CITY CENTRE OFFICE

ONE SNOWHILL

Snow Hill Queensway, Birmingham, B4 6GH



Key Highlights

- 3,073 sq ft (285 sq m)
- Grade A accommodation
- Excellent access & communications
- Building reception with full height atrium
- Solar shading
- Raised access floors & suspended ceilings
- High profile location
- 2 basement car parking spaces

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Location

One Snowhill enjoys a high profile location in the immediate proximity of Colmore Row, one of the City's recognised prime office locations. Reflecting the success and profile of the location, surrounding occupiers include KPMG, Barclays Bank and lawyers Gowlings.

Snowhill Station and the expanding Metro line is within a short walk providing comprehensive and efficient public transport links to both surrounding areas and those further afield including London Marylebone. The building is also ideally placed for ease of access to Birmingham's excellent leisure and retail facilities.

Accommodation & Specification

The available space is situated on the first floor and totals some 3,073 sq ft. The Grade A specification includes:

- Fan coil heating and cooling with the benefit of a perimeter heating system
- Raised access floors with suspended ceilings and inset lighting
- Two dedicated car spaces
- Full height atrium

Lease Terms

The accommodation is available to let on terms to be agreed.

Rent

Details available upon request.

Service Charge

A service charge will be levied toward the cost of the maintenance of the common areas of the estate.

Business Rates

The incoming tenant will be responsible for rates payable in relation to the demise. 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 EPC rating of C.

Legal Costs

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



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