

# TO LET

GEORGE NOTT  
HOUSE, 119  
HOLLOWAY  
HEAD,  
BIRMINGHAM,  
WEST MIDLANDS  
B1 1QP

**4,595** sq ft  
**426.88** sq m

- 1,400 - 4,595 sq ft Available
- Close to New Street & Five Ways
- Private Roof Terrace
- Breakout Kitchen Area

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## LOCATION

The property is located on Holloway Head (B4127) near to Bristol Street and Suffolk Street Queensway (A38), in close proximity to Birmingham City Centre, The Mailbox and New Street Station

## DESCRIPTION

The offices are accessed directly from Holloway Head via an external staircase. An internal staircase or passenger lift then provide access to a corridor on each floor. The rear suite on the first floor is accessed directly from the main floor corridor where female W.C facilities are also provided. The suite comprises a reception/entrance area leading to a corridor with a kitchen. Male W.C facilities and a storeroom are provided on either side of the corridor leading to an open plan office.

The part 4th floor suite is accessed directly from the main floor corridor where W.C and kitchenette facilities are provided. The offices benefit from suspended ceilings with recessed lighting, radiator heating and carpet tiling.

No on-site car parking is provided although on road car parking and an all-day car park are located nearby

## ACCOMMODATION

Name	Size
4th floor	1,400 sq ft (130.06 sq m)
1st Floor	4,595 sq ft (426.88 sq m)
1st Floor	2,448 sq ft (227.42 sq m)
<b>Total</b>	<b>2,448 - 4,595 sq ft (227.42 - 426.88 sq m)</b>

## TERMS

The suites are available by way of a

new internal repairing and insuring lease for a term of years to be agreed.

## RENT

£10.00 per sq.ft (per annum exclusive)

## SERVICES/SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of the common areas. Further information is available upon request from the agents.

## RATEABLE VALUE

Current: £30,750

Previous: £30,750

Rates Payable: £15,344.25

## EPC

D(86)

## LEGAL COSTS

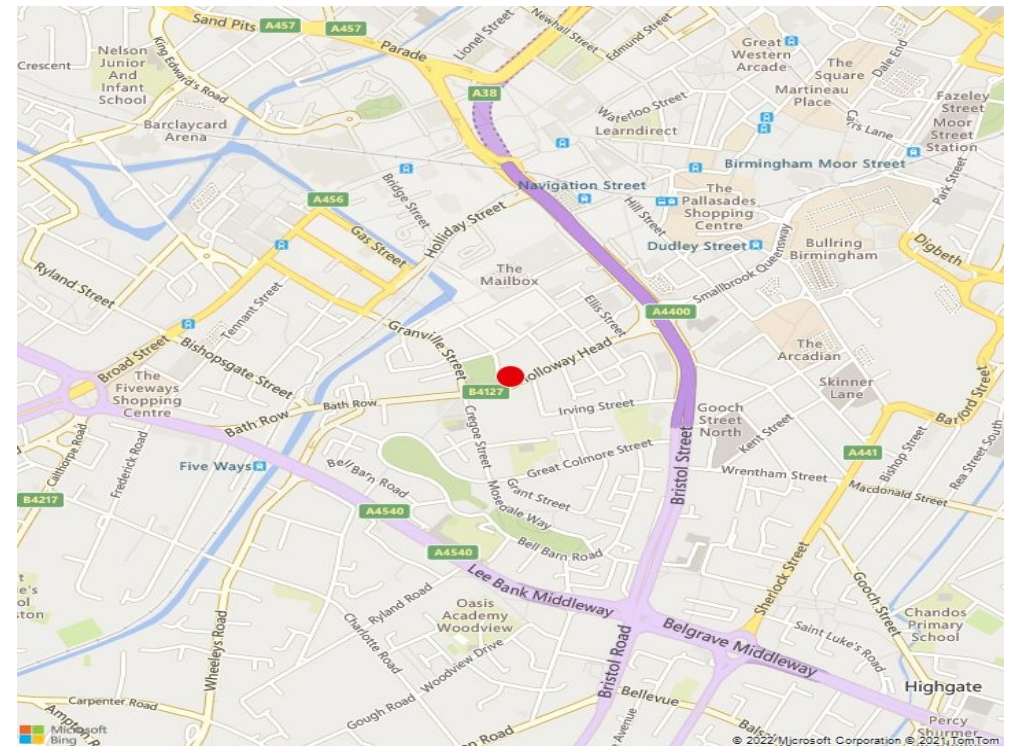
Each party to be responsible for the payment of their own legal costs.

## VAT

All prices quoted are exclusive of VAT, which may be chargeable

## VIEWING

Strictly by appointment with agents.



## CONTACT

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## IMPORTANT INFORMATION

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