



## Lancaster House

67 Newhall Street, Birmingham, B3 1NQ

**Modern office suites in the city centre.**

**1,031 to 17,396 sq ft**  
(95.78 to 1,616.14 sq m)

- 1,031 - 17,396 sq ft (95.78 - 1,615.98 sq m)
- Modern office suites
- Commissionaire
- New VRV air conditioning
- Raised floors
- Kitchen
- Bike storage
- On site parking

# Lancaster House, 67 Newhall Street, Birmingham, B3 1NQ

## Summary

<b>Available Size</b>	1,031 to 17,396 sq ft
<b>Rent</b>	£17.50 per sq ft
<b>Rates Payable</b>	£7.30 per sq ft
<b>Service Charge</b>	£7.30 per sq ft
<b>Car Parking</b>	£2,000 per space / annum
<b>VAT</b>	Upon Enquiry
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	C

## Description

Fully refurbished to a contemporary specification with impressive office features, Lancaster House offers an excellent opportunity for commercial businesses looking to be at the heart of the city's business community.

Well-connected within Birmingham city centre, the building is located just a few minutes' walk from Birmingham Snow Hill and New Street railway stations and the upcoming Midland Metro.

Occupied by a variety of professional service office occupiers, Lancaster House has enjoyed a history of leasing success.

The building offers modern office suites from 1,031 sq ft (95.7 sq m) to 15,390 sq ft (1,429.7 sq m). Lancaster House provides flexible office space with the added benefit of dedicated, secure car parking spaces and on-site storage.

Lancaster House offers high quality office space with the following features:

- New VRV air conditioning
- Raised access floors for cable management
- New carpeting
- Complete refurbishment
- New suspended ceilings with integral LED lighting
- Shower facilities
- On-site car parking
- On-site bike storage
- Commissionaire

## Location

Lancaster House occupies a prominent position at the junction of Newhall Street and Great Charles Street Queensway, within central Birmingham.

Located just minutes from the abundance of local amenities situated on New Street, Bullring and Grand Central, occupiers can make the most of the city's many bars, restaurants, cafés and retail outlets. The main railway stations of Snow Hill and New Street are both within walking distance, providing outstanding transport links to major cities across the UK including Manchester, Leeds, Liverpool and London.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
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## Viewing & Further Information



### Charles Warrack

0121 561 7885 | 07977 512965

charles.warrack@fishergerman.co.uk



### Arjun Delay

01215617884 | 07966 469240

arjun.delay@fishergerman.co.uk

1st - Part 1st Floor	1,031	95.78	Available
2nd - Part 2nd Floor	5,335	495.64	Available
4th - Part 4th Floor	2,197	204.11	Available
5th - Part 5th Floor	3,291	305.74	Available
3rd - Part 3rd Floor - Suite 2	3,292	305.84	Available
3rd - Part 3rd Floor - Suite 1	2,250	209.03	Available
<b>Total</b>	<b>17,396</b>	<b>1,616.14</b>	