



OFFICE TO LET

CHAMBERLAIN HOUSE

133 Edmund Street, Birmingham, West Midlands, B3 2HJ

SELF-CONTAINED BOUTIQUE OFFICE/CLINIC TO LET IN BIRMINGHAM'S
COLMORE BUSINESS DISTRICT

2,106 SQ FT (195.65 SQ M)



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DETAILS



DESCRIPTION

Chamberlain House is a high quality Grade II listed commercial building which forms part of Edmund Gardens, a refurbished, well-established office scheme made up of five buildings connected via a central courtyard.

This boutique style, self-contained building is currently fitted as a clinic facility and benefits from D1 planning consent, however the building would also work well as offices and could easily be converted. With it's Mayfair style entrance, the property does not fail to impress with its high ceilings and period features.

Arranged over five floors, with a private roof terrace overlooking a secure courtyard, this property would suit a range of occupiers looking to take premium space within a highly sought after central area of Birmingham City Centre.

ACCOMMODATION

Name	sq ft	sq m	Availability
3rd	556	51.65	Available
2nd	349	32.42	Available
1st	511	47.47	Available
Ground	441	40.97	Available
Lower Ground	249	23.13	Available
Total	2,106	195.64	

KEY FEATURES

- Grade II listed building
- Period features throughout
- Fully self-contained
- Private roof terrace
- Air conditioning
- Gas central heating/radiators
- Secure door entry system
- 24/7 access
- Access to Edmund Gardens Courtyard
- Access to showers, drying room and cycle storage
- Currently fully fitted for clinic use with existing planning consent, also available as offices

OUTGOINGS

- **Rent: £60,000 p/a**
- **Rates: £18,200 p/a**
- **Service Charge: £13,687 p/a**

EPC : D (85)

Use Class: D1

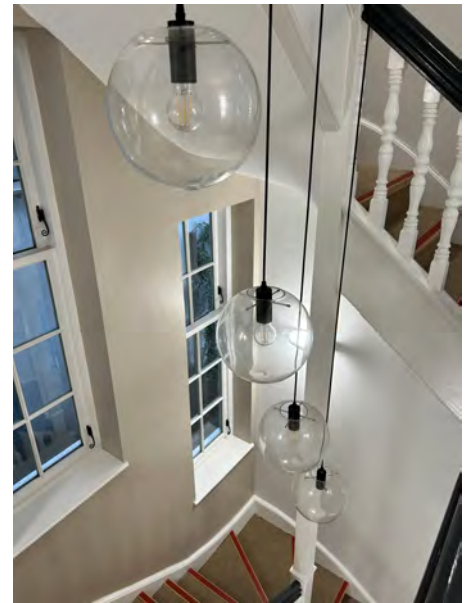


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TO REQUEST A VIEWING CALL US ON 0121 237 1234



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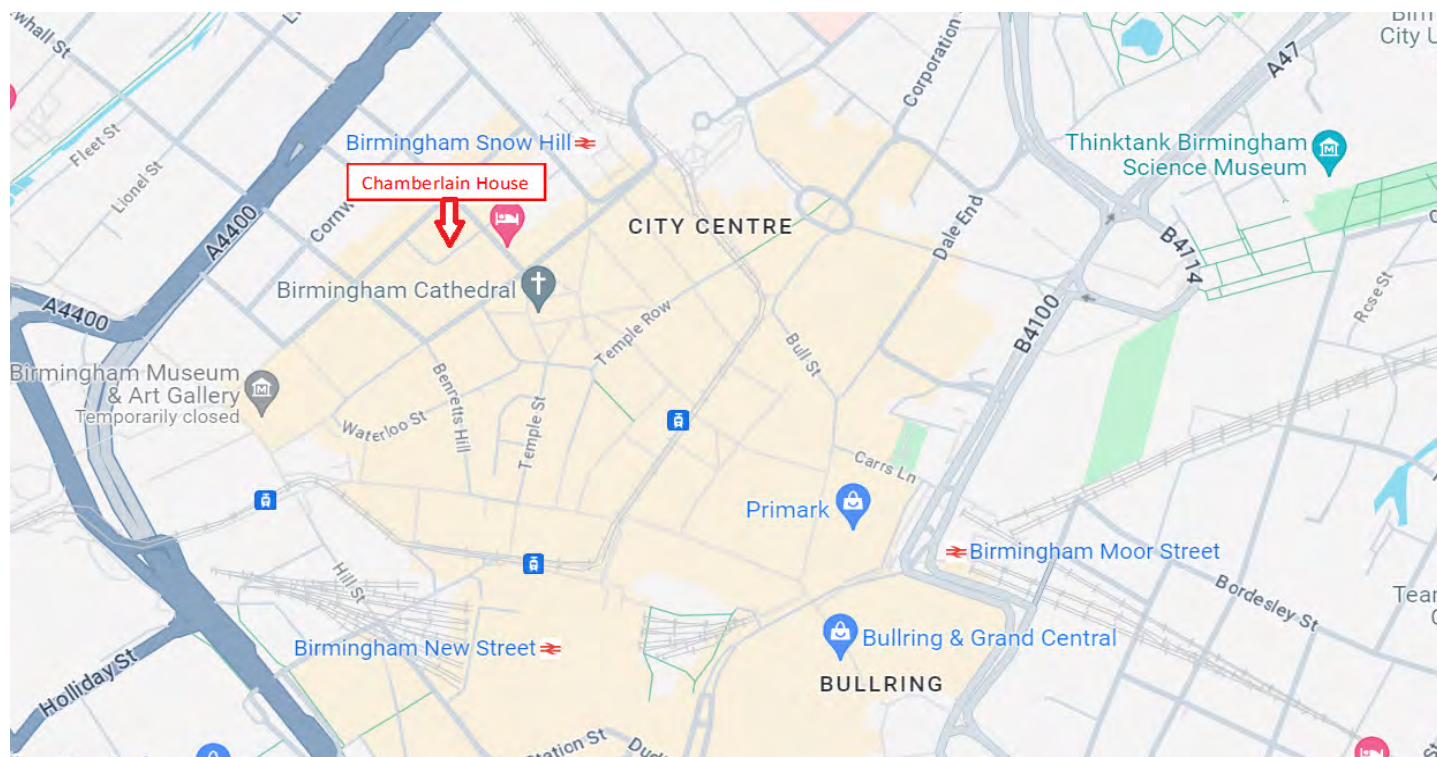
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LOCATION



Chamberlain House provides the ideal solution for occupiers seeking quality accommodation, conveniently positioned within the Colmore Business District offering everything a business needs in one central location.

For commuters and business visitors, Snow Hill and New Street railway stations are just a 5 minute walk away, whilst a number of tram and bus stops are conveniently located close by. Centrally located, Chamberlain House is equally accessible by car, with the A38 providing direct access to the wider motorway network.

Surrounded by a wide range of bars and leading high quality restaurants, including Michelin starred, Chamberlain House sits within one of Birmingham's most prime locations. A range of boutique, independent and high street shops are also within easy walking distance including the Mailbox, Bullring and Grand Central.

CONTACT US

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