

Cavendish House

PRIME REDEVELOPMENT OPPORTUNITY IN BIRMINGHAM CITY CENTRE

39 Waterloo Street, Birmingham, B2 5PP

Ashlawn Chase

Land & Development



PROPERTY OVERVIEW

Attractive office building for sale in the heart of Birmingham City centre with potential for various uses subject to planning.

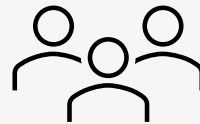
Site Area: 0.148 acres

Existing Building Area: 36,985 sq ft

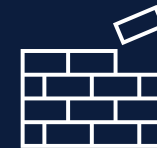
- The property is situated in the heart of Birmingham city centre within Colmore business district, and walking distance to Snowhill station and all other city centre amenities.
- Less than a 10-minute walk to HS2 Curzon Street.
- The property comprises basement, ground and six upper floors of office accommodation above.
- The property is currently tenanted in parts generating a gross annual rental income of c.£323,000.
- The property currently has planning for the existing office use, however, there is potential for permitted development to residential to take place and other uses subject to necessary consents.
- Indicative residential plans show the potential for around 30 units in the existing floorspace.
- The strong preference is for unconditional offers.
- NIA 28,146 sq ft

Tenure - The site is offered freehold.

Services - It is our understanding that all services are available to the site. However, it is the responsibility of the purchaser to ensure that services are available and adequate.



Located within
Colmore Business
District which employs
circa 35,000 people



36,985 sq ft in the
core city centre



Less than a 5-minute
walk to New St Station
Snow Hill Station

LOCATION

Birmingham is the UK's second largest city and the economic and cultural capital of the east and west midlands.

The city currently has a population of 1.15 million this is expected to grow by 7% by 2028 and 14% by 2038. Birmingham is the youngest city in Europe, with under 25s accounting for 40% of the population with over 85,000 students across 5 universities.

Birmingham Curzon Street railway station is the planned northern terminus of High Speed 2 (HS2) in the city centre of Birmingham. The new railway will connect Birmingham to London Euston via Birmingham and Old Oak Common in 49 minutes.

Birmingham employment is projected to increase by 14% over the next 20 years, higher than the estimated 9% for the UK as a whole.

Colmore Row is a 5-minute walk from the site, this area is home to the Colmore Business District. This is the commercial centre of Birmingham, with over 500 companies employing circa 35,000 people.

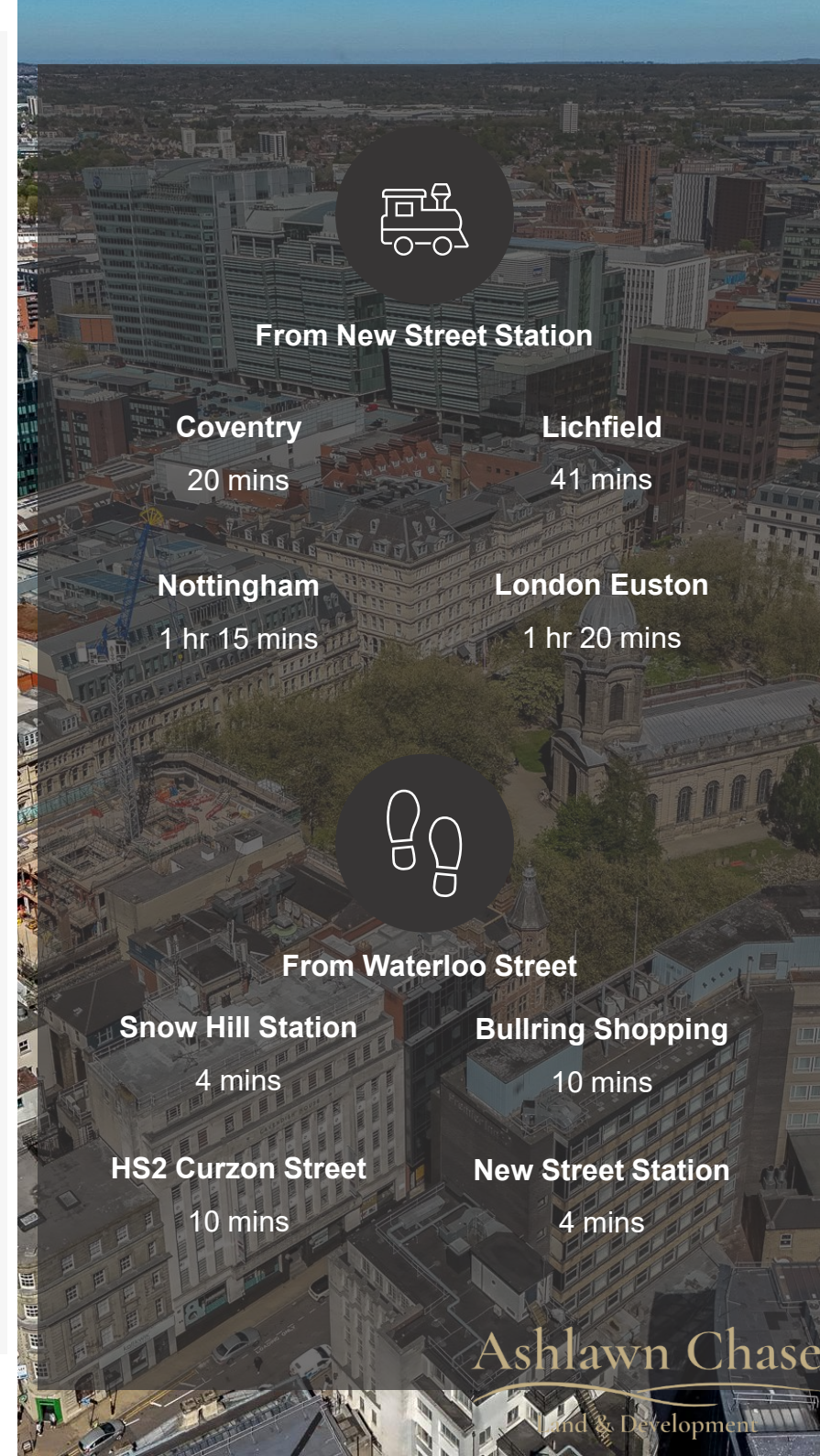
The site is located within the centre of the city with easy transport connections for example, Birmingham Snow Hill Station lies within a 5-minute walk.

Motorways

Birmingham's motorway network, including the M6, M5, M42, and M40, connects the city to key regions across the UK. The M6, featuring the iconic "Spaghetti Junction," links Birmingham to the north and south, while the M5 and M42 provide routes to the southwest and southeast, respectively.

Airport

Birmingham Airport is located a 14-mile drive to the east of the site. Direct train links connect Birmingham Airport to Birmingham city centre running roughly every 10 minutes.





Great Charles Square

103 Colmore Row

One, Two & Three Snowhill

Snowhill Station

55 Colmore Row

Colmore Row

Birmingham Cathedral

The Bullring

Premier Inn

The Property

Bennetts Hill

40%
UNDER 25
YOUNGEST CITY
IN EUROPE

 **5**
UNIVERSITIES
EDUCATION

POPULATION
1.15
MILLION



4 MINS
WALK TO
STATION

EXISTING TENANCIES

- The property is currently partly tenanted, generating a gross annual income in the order of £323,037 per annum.
- The majority of the building becomes vacant in Q3 2027 with only two tenancies extending past this date.
- Further information including lease copies is included within the data room.

Floor	Tenant	Area (sqft)	Contracted Rent (GBP)	Contracted Rent / Area (GBP psf)	Start Date	Rent Review Date	End Date	Inside The Act
G	Vacant	2,609						
B	Extra Personnel	2,049	£48,000	£23	24 May 2021	24 May 2024	30 June 2028*	Yes
B	CBGA Robson LLP	294	£500	£2	05 January 2016			
B	Vacant	0						
6	Cornerstone Telecommunications Infrastructure	0	£22,839	£0	23 March 2016		22 March 2031	
6	Vacant	2,354						
5	Harper James Ltd	1,666	£29,988	£18	21 January 2022			
5	Vault IP & Redleaf	646	£10,914	£17	17 April 2019	04 October 2025	30 November 2022	Yes
5	Vacant	0						
4	Sydney Mitchell LLP	2,778	£55,560	£20	08 August 2022		07 August 2027	No
4	Vacant	912						
3	Leonard Curtis Recovery Limited	2,784	£55,680	£20	01 September 2020	01 December 2025	30 September 2030	Yes
3	Trident Building Consultancy Limited	912	£15,996	£18	01 April 2022		31 March 2027	Yes
3	Vacant	569						
2	JMG Glendinning	1,435	£28,940	£20	17 June 2022		30 June 2027	No
2	Vacant	1,345						
2	Vacant	668						
2	Vacant	910						
1	CBGA Robson LLP	1,445	£29,000	£20	03 November 2019		31 December 2023	Yes
1	Stace LLP	1,281	£25,620	£20	22 July 2021		30 September 2027	No
	TOTAL	24,657	£323,037					

* LL and Tenant are in the process of agreeing an early surrender by mutual agreement in June 2026.

PLANNING

Local Authority: Birmingham City Council

The property is currently used as Class E. It is located within a Conservation Area.

It is considered that the property has significant redevelopment potential for a variety of uses including residential, student, education, retail or office use.

Change of use to residential (Use Class C3) may be achievable under Permitted Development Rights.

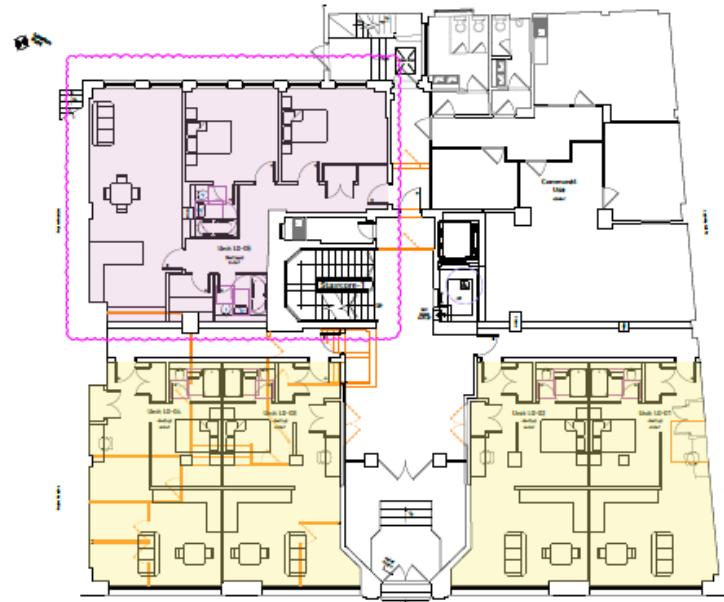
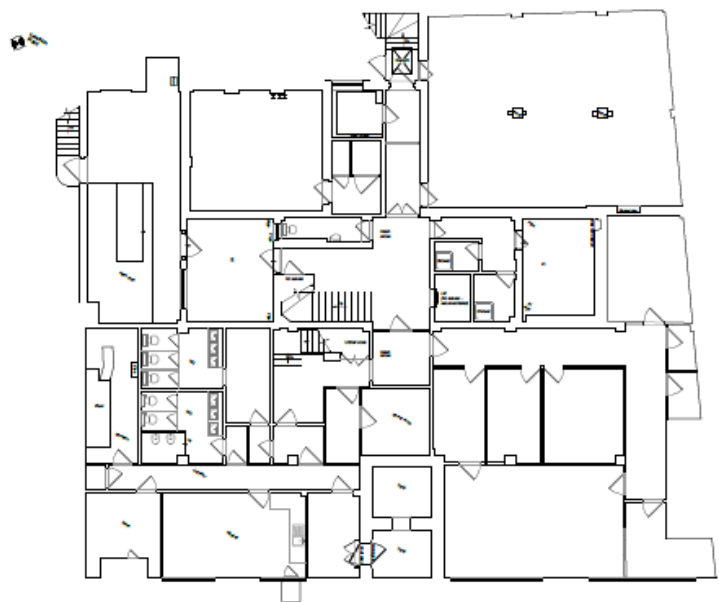
CIL: CIL is not applicable in this area for residential. However, CIL would be applicable for student housing, retail and hotels.

The information above is to give a guide only. Further information and updates on the Local plan can be found here:

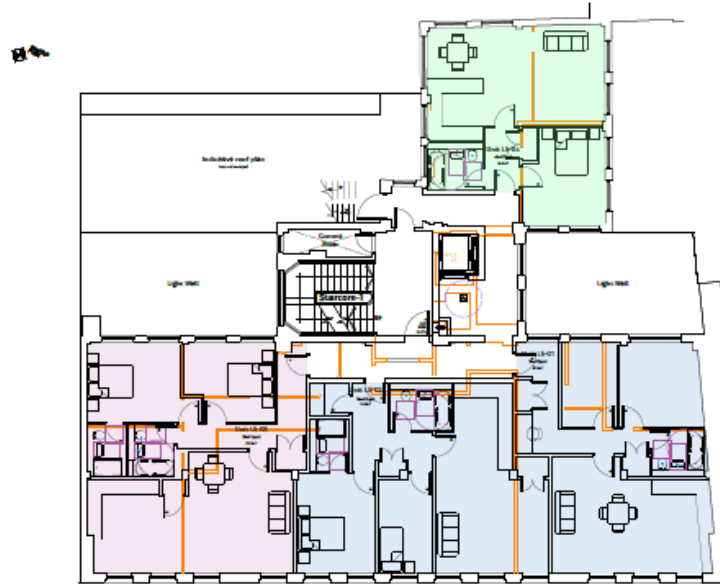
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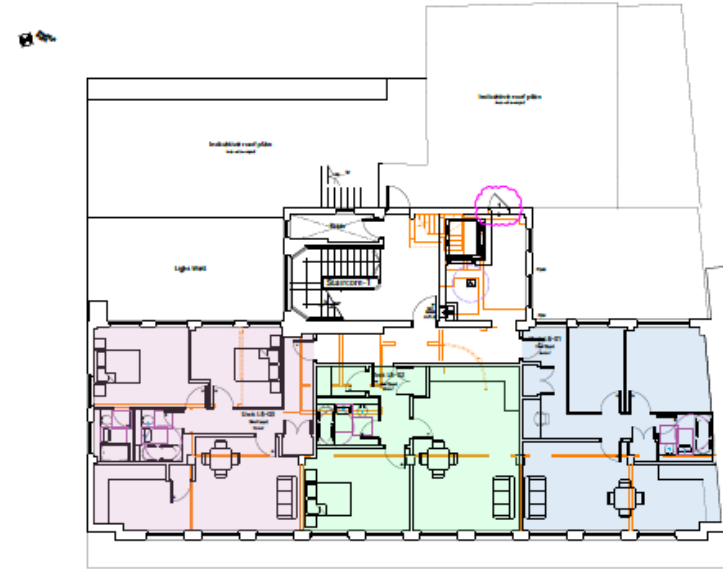
POTENTIAL RESIDENTIAL FLOOR PLANS



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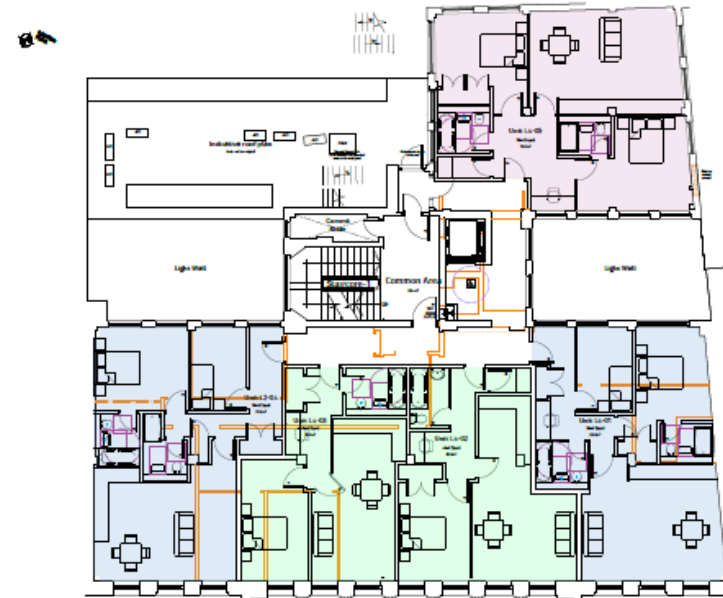
Proposed Fifth Floor
Scale 1/32" @ 41'



Proposed Sixth Floor
Scale 1/32" @ 41'



Proposed Third Floor
Scale 1/32" @ 41'



Proposed Fourth Floor
Scale 1/32" @ 41'

METHOD OF SALE

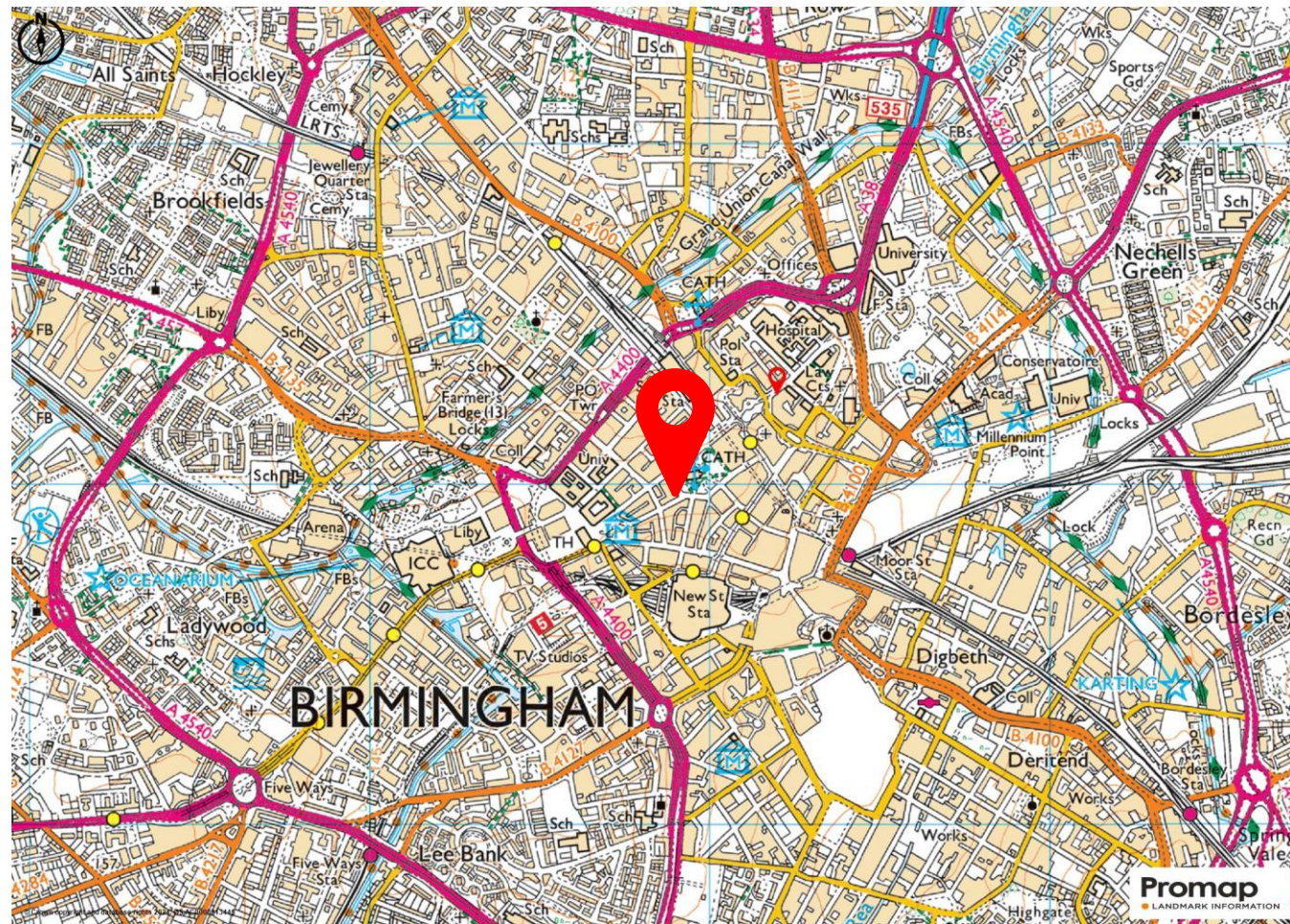
The site is to be sold via informal tender. Offers are to be submitted no later than **12pm on Thursday 2nd July 2026**.

Unconditional Offers only. The vendor retains the right not to accept the highest or any offer. Prospective purchasers are to provide the following with their offer:

- Proof of funds
- Track record
- Scheme proposals including details of the advisors and consultants being used
- Any conditions attached to the offer
- Timescales proposed

Offers are to be submitted with any supporting information to:

- Charlie Steele – Charlie@ashlawnchase.co.uk



FURTHER INFORMATION

VAT - VAT will be applicable at the prevailing rate.

Data Room - Further information is available in a dedicated data room. Please request access using the contact information contained in this brochure.

The information is provided solely for parties interested in submitting an offer for the acquisition of the property.

INSPECTION

The property may be inspected strictly by prior appointment through the vendor's selling agents, Ashlawn Chase.

Under no circumstances must any visits be made to the property without prior consent.

Key Contacts

Ashlawn Chase
Land & Development



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