

CHELTENHAM | HOUSE | BIRMINGHAM B2 5BG



TO LET

HIGH QUALITY REFURBISHED OFFICE BUILDING



CHELTENHAM HOUSE

COMMUNICATIONS

- 1 Snow Hill station
- 2 New Street station

NOTABLE OCCUPIERS

- 3 Shakespeare's
- 4 Irwin Mitchell
- 5 RBS
- 6 Baker Tilly

AMENITIES

- 7 Victoria Square, Council House, Town Hall
- 8 Premier Inn
- 9 St Philips Cathedral
- 10 House of Fraser
- 11 The Bullring
- 12 John Lewis

www.cheltenhamhouse.co.uk



CHELTENHAM HOUSE

14-16 TEMPLE STREET BIRMINGHAM B2 5BG

LOCATION

Cheltenham House is located in a highly visible position on Temple Street between the professional core to the north of Colmore Row and the prime retail offering of New Street to the South. Public transport links are excellent with both New Street and Snowhill BR stations within easy walking distance, along with numerous bus services running from within 100 metres of the property. Transport will be further improved by the completion of the Metro extension.

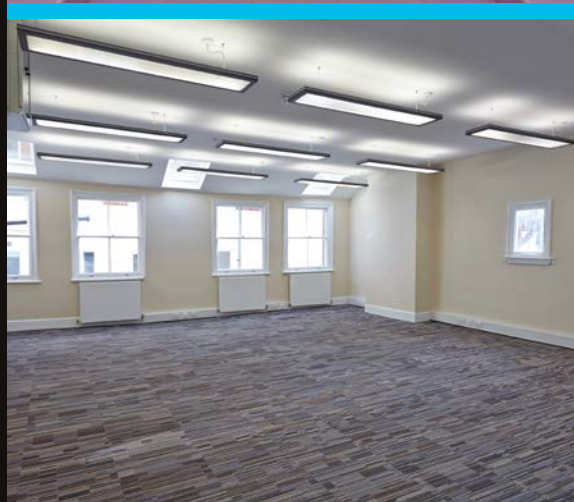
Notable local office occupiers include Shakespeares, Irwin Mitchell and Baker Tilly. In addition, the area offers a wide range of thriving restaurants including San Carlo, Fumo and the Temple Street Social. New Street, one of Birmingham's prime retail locations is with 100 meters whilst the Bullring is a short walk away.

DESCRIPTION

Cheltenham House has undergone a complete refurbishment which has transformed the building to provide a number of small period style self-contained stylish offices, each featuring:

- LG7 lighting
- Perimeter trunking with
- CAT6 cabling
- Centrally heated
- Entry phone system
- New WC's and kitchens on each floor
- New passenger lift serving all floors
- Remodelled modern reception including LED lighting

The office accommodation is available in individual suites or through a combination of rooms from 247 sq ft upwards. The suites are almost self-contained with two kitchens and two toilet facilities per floor.



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ACCOMMODATION

The office element of the building provides a total of 7,364 sq ft over three floors. The following suites are available, although a combination can be provided to meet an occupier's bespoke requirements.

FIRST FLOOR

Suite 101 & 102	807 sq ft
Suite 103	516 sq ft
Suite 104	462 sq ft
Suite 105	247 sq ft
Suite 106	129 sq ft
Suite 107	699 sq ft
Suite 108	700 sq ft
Floor total	3,560 sq ft

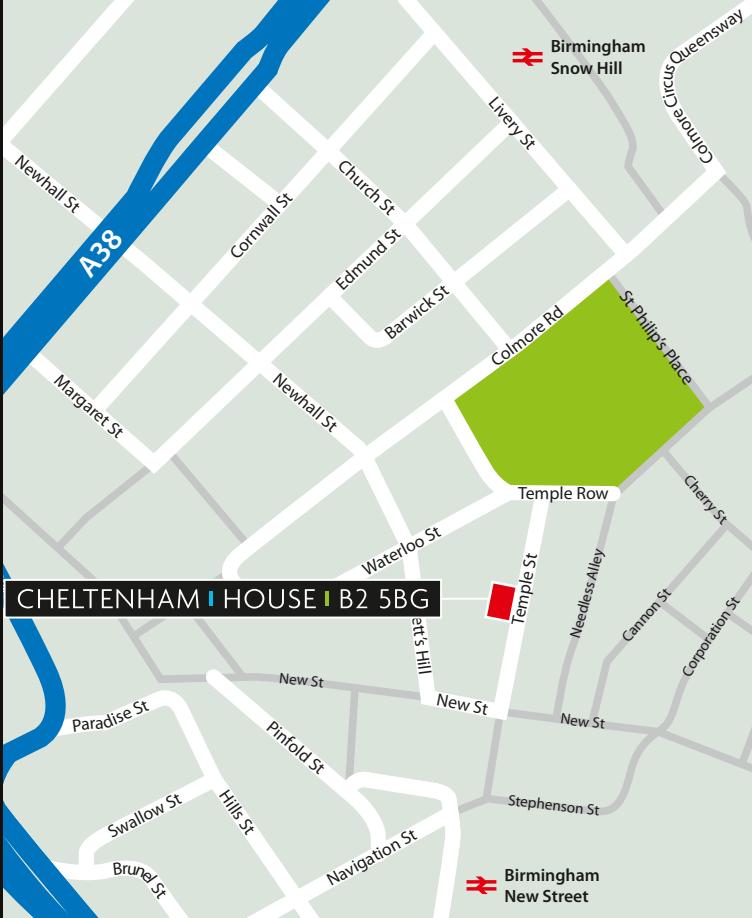
SECOND FLOOR

Suite 201	785 sq ft
Suite 202	247 sq ft
Suite 203	247 sq ft
Suite 204	247 sq ft
Suite 205	204 sq ft
Suite 206	258 sq ft
Suite 207	183 sq ft
Suite 208	96 sq ft
Floor total	2,267 sq ft

THIRD FLOOR

Suite 301	538 sq ft
Suite 302	247 sq ft
Suite 303	258 sq ft
Suite 304	247 sq ft
Suite 305	247 sq ft
Suites 306-309 are let to Broomhalls Solicitors	
Floor total	1,537 sq ft





EPC

The building has an EPC rating of D (99 points).

QUOTING TERMS

Upon Application.

VIEWINGS

Through the joint sole agents.

Vicki Burnett

Tel 0121 214 9938

Email vicki.burnett@eu.jll.com

Mark Robinson

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Email mrobinson@kwboffice.com

www.cheltenhamhouse.co.uk



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Energy Performance Certificate

Non-Domestic Building



CHELTENHAM HOUSE
14-16 Temple Street
BIRMINGHAM
B2 5BG

Certificate Reference Number:
0220-4994-0314-5401-9034

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 82

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1135
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 57.02

Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built

65 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.