



LOMBARD
—HOUSE—

VIEWINGS

Via the joint letting agents
JLL and Johnson Fellows.



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—HOUSE—

AGENT



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ACCOMMODATION



ACCOMMODATION:

Part ground floor 1,062 sq ft IPMS 3
(inter-connects with the lower ground floor where there is additional accommodation, if required)

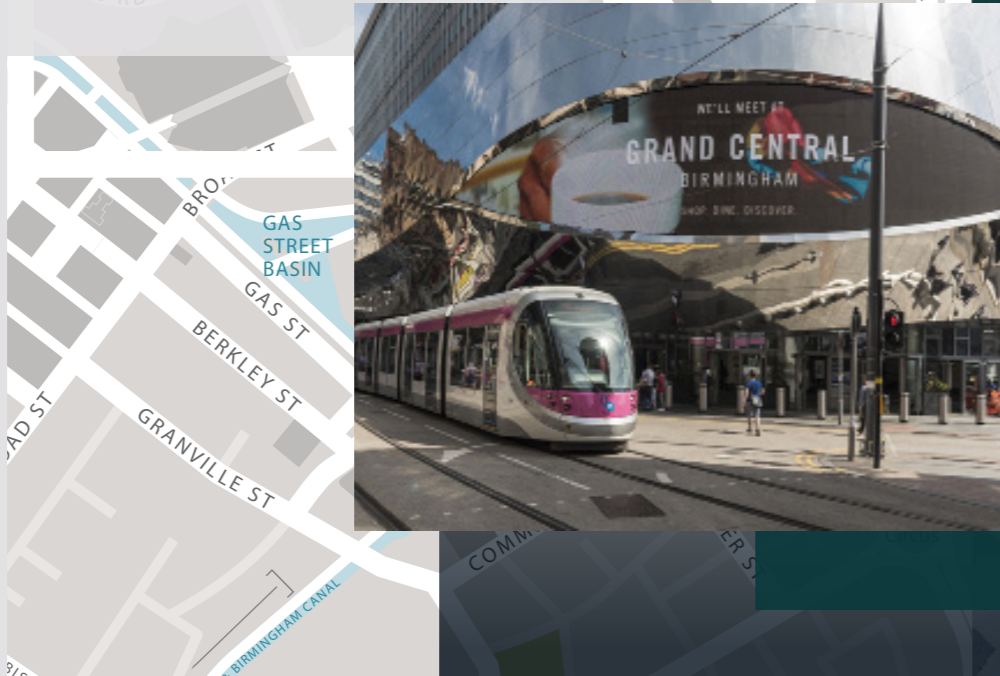
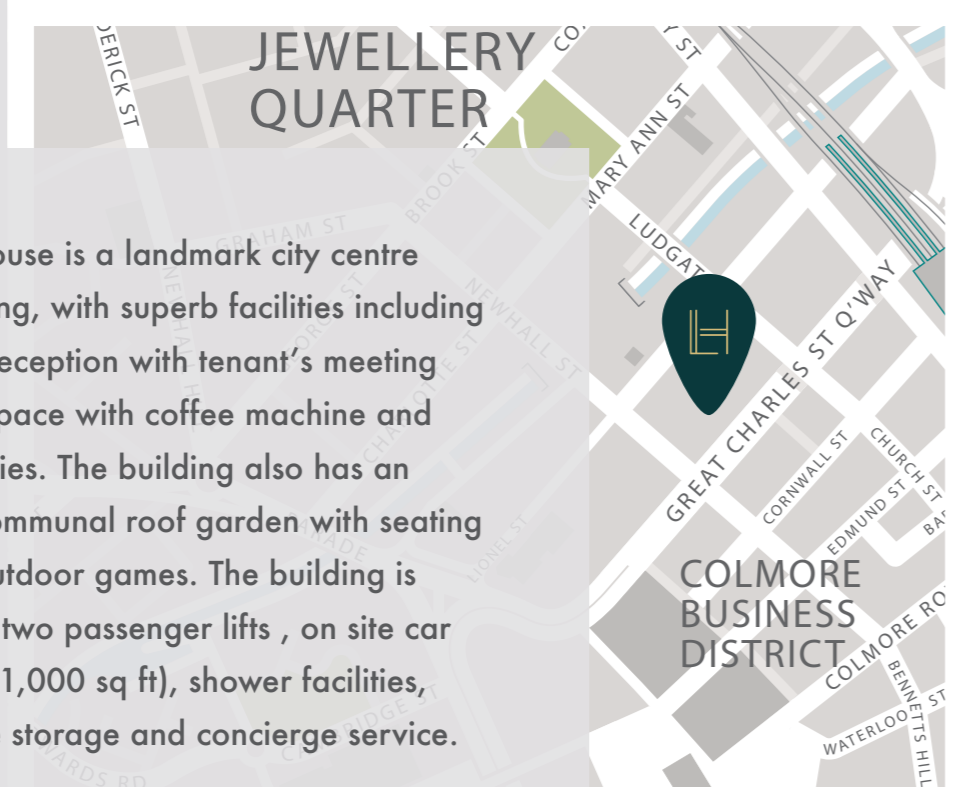
Part fifth floor 6,087 sq ft IPMS 3
Part sixth floor 1,958 sq ft IPMS 3

The specification of the accommodation includes:
(excluding the ground floor suite which is in a 'shell specification')

- VRF comfort cooling to part
- LG7 / LED lighting
- Open plan flexible layout
- Suspended ceiling
- Perimeter trunking / raised access floors
- DDA compliant

WELCOME TO LOMBARD HOUSE

Lombard House is a landmark city centre office building, with superb facilities including a stunning reception with tenant's meeting /breakout space with coffee machine and drinks facilities. The building also has an attractive communal roof garden with seating area and outdoor games. The building is serviced by two passenger lifts, on site car parking (1: 1,000 sq ft), shower facilities, secure cycle storage and concierge service.



LOCATION

With an imposing and attractive frontage directly onto Great Charles Queensway, the building is easily accessible and very close to all of the abundant and thriving commercial, leisure, retail and transportation amenities that the city has to offer.



TENURE

The accommodation is available on new leases, on terms to be agreed and subject to contract. A service charge will apply for the landlord's services provided eg external repairs, maintenance, cleaning and upkeep of the common parts etc. Occupiers will be responsible for the Business Rates, payable direct to the local authority.



RENT

On application to the joint letting agents JLL and Johnson Fellows.

VAT

Vat will be payable.

ENERGY PERFORMANCE CERTIFICATE:

- Part Ground D 98
- Part Fifth C75 (will change with refurb...)
- Part Sixth C 73