

Offices To Let

Level Seven Offices - 8,765 sq ft

The Mailbox
Birmingham
B1 1RQ

May 2020



Location

The Mailbox occupies a prominent position fronting Suffolk Street Queensway in the heart of Birmingham city centre. The A38 is easily accessible and provides a direct link to the Midlands motorway network. The Mailbox is located just 300m from New Street Station and is well served by local and national public transport connections including the Midland Metro.

Within the city centre, The Mailbox is situated on the canal network, with Brindleyplace situated within a 10 minutes pleasant walk along the canal. The CBD and retail core, including both Grand Central and Bullring, one of Europe's largest shopping centres, are all within a short walk.

With 23 on-site restaurants, and bars, with covers for 3,000, The Mailbox restaurants offer a range of cuisines from around the world and something for every taste.

The development provides 144 residential apartments, and two hotels, Malmaison and AC Hotel, which provide 283 rooms.

The Mailbox is home to Birmingham's most exclusive retailer, Harvey Nichols alongside other fashion and amenity retail and an Everyman - Birmingham's newest boutique cinema with 328 seats across three screens.

Office occupiers at The Mailbox include The BBC, WSP, and Advanced, who collectively employ some 2,500 office workers on site (as at January 2020).

The Mailbox hosts one of Birmingham City Centre's 24 hour car parks offering 687 well lit and secure spaces.

Level Seven Offices

The offices provide a bespoke single floor suite totalling approximately 8,765 sq ft of efficient open plan accommodation with a high level of glazing on two elevations. The suite is accessed from a double height communal reception area at level two, via x 3, 16 person passenger lifts from within the lift lobby.

The specification provides:

- Feature double height reception area;
- x3, 16 person passenger lifts;
- Dedicated male, female and disabled toilets;
- Three communal showers;
- 4.4 meter floor to ceiling height featuring exposed sofit;
- 150mm raised access floor;
- Exposed services including comfort cooling designed to accommodate an occupational density of 1:8 sq m;
- LG7 compliant LED lighting;
- DDA compliant.

Lease

The offices are available to let on a full repairing and insuring lease on terms to be agreed.

Quoting Rent

£28.50 per sq ft per annum exclusive of VAT, which will be payable in addition.

Business Rates

Upon application.

Service Charge

A service charge will be levied by the landlord in respect of communal services, maintenance and utility costs. A full service charge budget will be provided on request.

For further information or to arrange to view, please contact:

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