

# TO LET

## UNIT 2

10 Commercial Street,  
Birmingham B1 1RS

What3words ///librarian.nasal.beats

### Office Premises

2,655 sq ft (246.63 sq m)  
(Approx. Total Net Internal Area)

- Self-contained
- Recently refurbished
- Ground and first floors
- 4 secure allocated basement car parking spaces
- Located next to the Mailbox and Cube



For illustration purposes



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# LOCATION

This property enjoys a prominent corner position on Commercial Street and Blucher Street. Situated in a dynamic mixed-use area, it's surrounded by modern offices and stylish apartments and just a short walk from Birmingham's bustling Central Business District.

The Mailbox and Cube developments are right on your doorstep, and New Street Station is just a 10-minute walk away. The property benefits from excellent transport links with the Metro and bus stops also nearby and for those traveling by car, the A38 dual carriageway offers easy access to the M6 Motorway (Junction 6).









## DESCRIPTION

The property comprises of a modern two-storey self-contained office within a larger mixed use development known as the Viva Building.

The office space is spread across the ground and first floors, accessible from Blucher Street. The ground floor features a spacious, double-height reception area, open-plan offices, a kitchen, and WC facilities. A striking glass and steel staircase leads to the first floor, which offers cellular offices, meeting rooms, and additional kitchen and WC facilities, all separated by full-height glazed partitions.

In terms of specification, the property has recently been refurbished and benefits from:

-  Raised access floors with floor boxes
-  Air conditioning
-  Ceilings with recessed feature lighting
-  Full height windows providing natural lighting

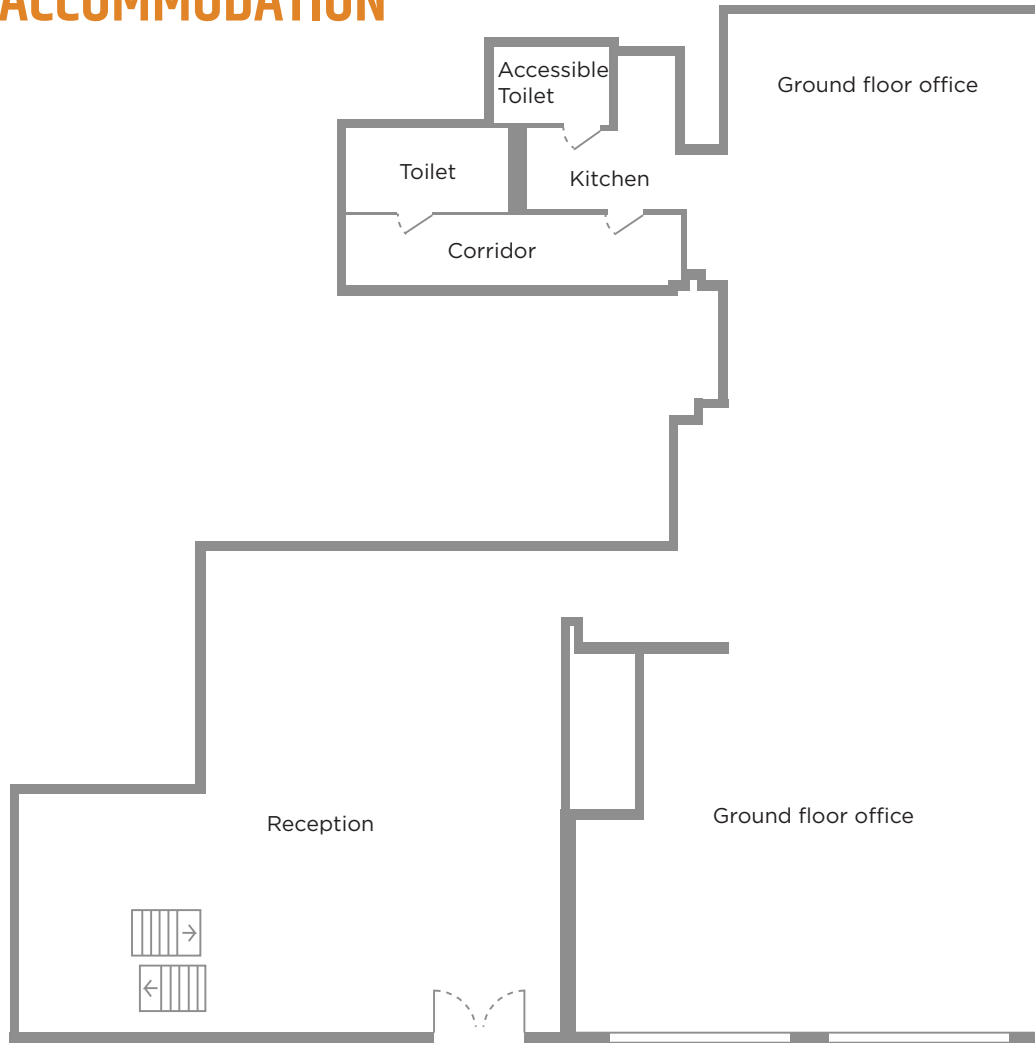
In addition, 4 secure allocated basement car parking spaces are provided with access via a secure ramp from Commercial Street.

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A VIDEO TOUR](#)

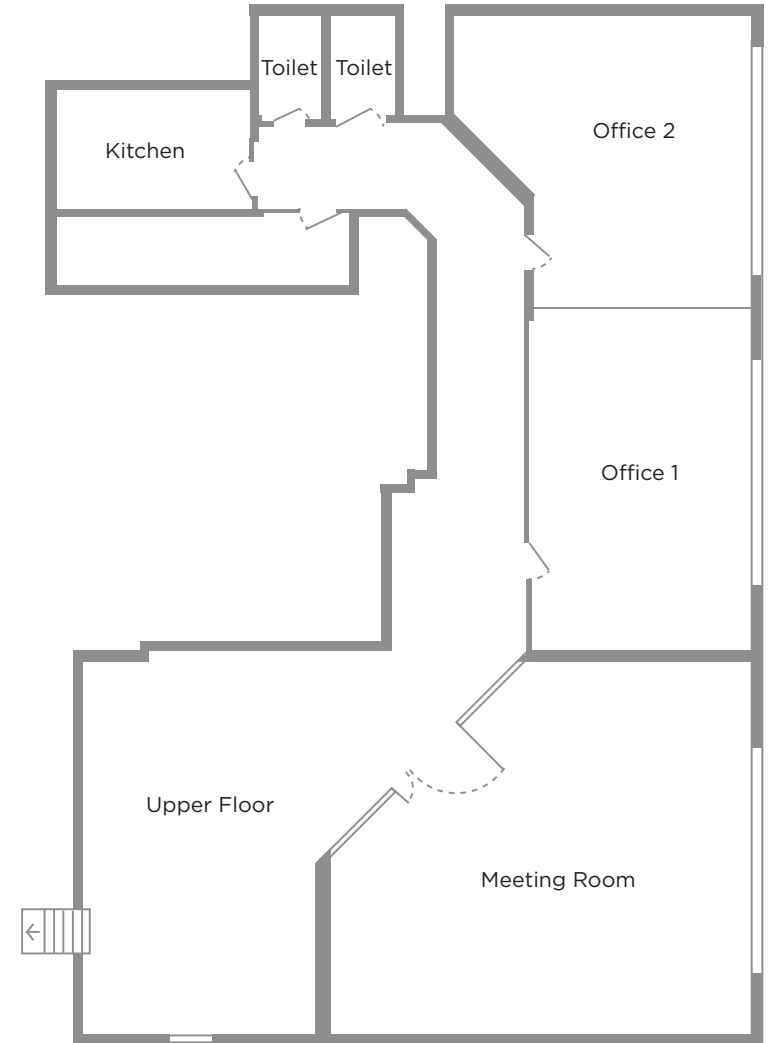
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# ACCOMMODATION



**GROUND FLOOR**



**FIRST FLOOR**

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	134.79	1,451
First Floor	111.84	1,204
<b>TOTAL</b> Approx. Net Internal Area	<b>246.63</b>	<b>2,655</b>



### Tenure

The property is available on a new lease on terms to be agreed.

### Rental

£49,950 per annum (exclusive)

### Business Rates

Rateable Value (2023): £40,750

### EPC

Rating: C (74)

### Service Charge

A service charge is levied for the maintenance and up-keep of common areas. Further details are available upon request from the agents.

### Legal Cost

Each party to bear their own legal costs incurred in any transaction.

### Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

### Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

### VAT

All prices quoted are exclusive of VAT, which may be chargeable

# BOOK A VIEWING

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**MORRIS**  
PROPERTY

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