

3,346 sq ft of new, self-contained Grade A office accommodation



7 newmarket street



Opportunity

7 Newmarket Street – a unique opportunity to take 3,346 sq ft of brand new, self-contained office accommodation set within Birmingham's business district, complete with on-site vault storage.

The space offers occupiers their own front door in the city core – brand new grade A office accommodation within a few minutes walk of Colmore Row and Birmingham's amenities.

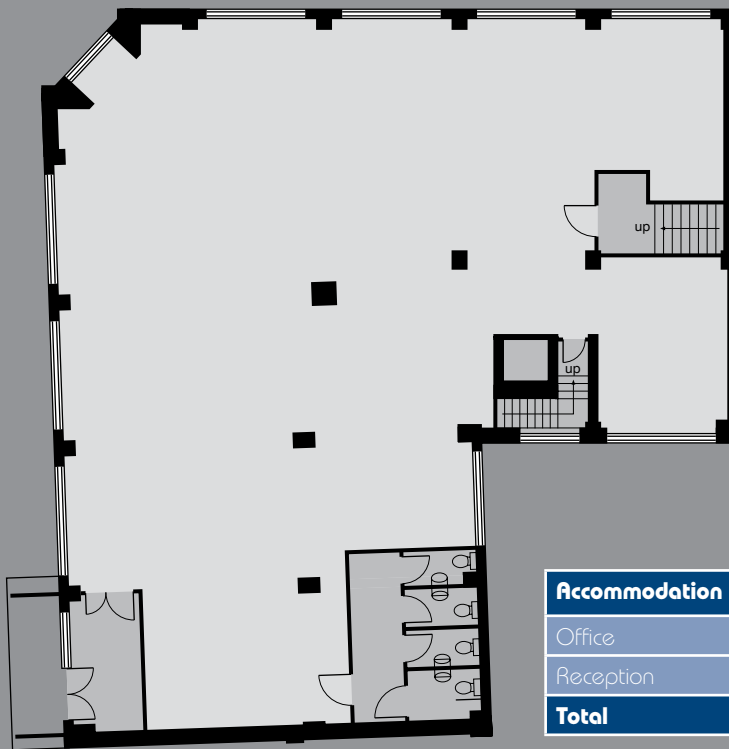


7 newmarket street

Location

7 Newmarket Street benefits from being situated within Birmingham's Business Quarter, providing immediate access to Birmingham's business community and local amenities. Bars, restaurants and shops are all within a few minutes walk of the building, with transport links and public transport being on the doorstep.

Snow Hill Station is situated within a few minutes walk, with New Street Station less than ten minutes away, providing access for staff and clients alike – in addition the inner ring road provides links to the Midlands' motorway networks.

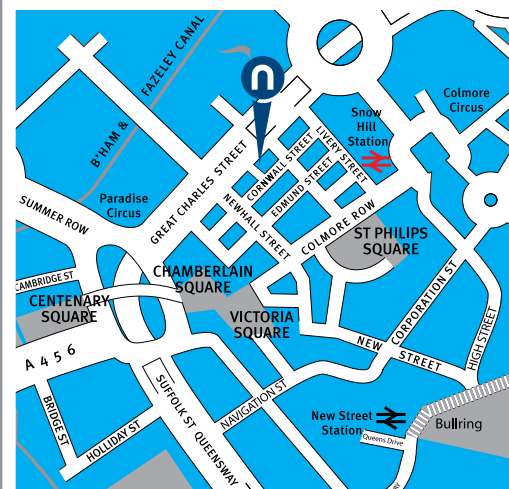


Specification

- Floor to ceiling glazing
- Air conditioning
- Suspended ceilings with LG7 lighting
- Refurbished office accommodation
- Raised access floors
- Male, female and disabled toilets
- Fully DDA compliant
- On site car parking
- Additional vaults storage available



Opus Restaurant



GBR Property Consultants & Colliers CRE for themselves and for the vendors or lessor of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) GBR Property Consultants & Colliers CRE cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) rents quoted in these particulars may be subject to VAT in addition; (iv) GBR Property Consultants & Colliers CRE will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (v) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. (vi) no employee of GBR Property Consultants & Colliers CRE has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Designed and produced by Core Marketing 0121 643 8151. February 2008.



Craig Satchwell
craig.satchwell@collierscre.co.uk



Alex Watson
awatson@gbroperty.com