



BENNETTS HILL

BIRMINGHAM

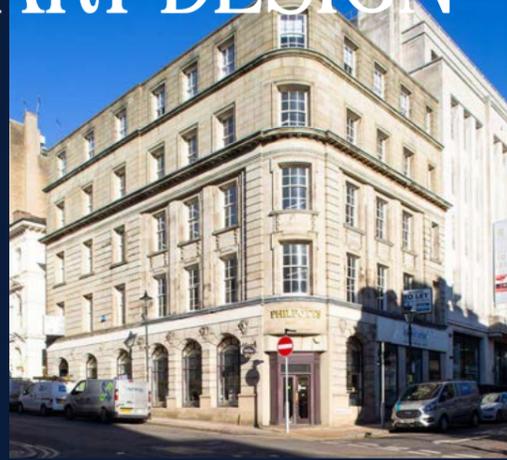
BOUTIQUE OFFICES
Individual floors of circa. 1,800 sq ft

COMBINING ELEGANT ARCHITECTURE WITH CONTEMPORARY DESIGN

Nestled within Birmingham's thriving Colmore Business District, 36 Bennetts Hill is a stunning newly refurbished boutique office building, combining elegant architecture with contemporary design.

A bright and stylish entrance provides an impressive sense of arrival, complemented by modern lighting and a timber panelled feature lift, leading to a collection of 3 newly refurbished, open-plan floors, each circa. 1,800 sq ft.

Designed for occupiers seeking attractive, quality workspace set within an iconic location, 36 Bennetts Hill offers a unique opportunity suited for a variety of business types.



HARMONIOUS STYLE & SPACE

Availability

Floor	Suite	Sq Ft
4th	Open-plan	1,834
2nd	Fully-fitted	1,744
1st	Under offer	1,765

Specifications

- Air conditioning
- Lift access
- Perimeter wall trunking
- LED lighting
- Abundance of natural light
- Basement storage available

Each open-plan floor is self-contained with an uncompromised high quality specification throughout. A fully fitted suite is also available on the 2nd floor, styled with contemporary furniture configured into flexible working zones, collaborative co-working areas, meeting space and a modern kitchen, providing occupiers with a 'walk-in and work' solution.



Indicative Layout



- 16 x Open-plan work stations
- 1 x Staff breakout area
- 6P Collaborative work space
- 12P Meeting room
- 3P Seating area
- 2P Waiting area



ENVIABLE BUSINESS DESTINATION

Occupying a prime location on the junction of Bennetts Hill and Waterloo Street, 36 Bennetts Hill offers an enviable business address in the centre of Birmingham's cosmopolitan Business District.

A place where people connect, eat, drink and shop, a mix of chain and independent coffee shops and elegant bars and restaurants encircle the building, with the Bullring, Grand Central and the Mailbox all accessed within a short walk. Picturesque St Phillips Square is also just moments away, a welcome oasis offering a moment of calm.

Commuting to 36 Bennetts Hill couldn't be easier. Situated just a short walk away from a network of transport links, New Street, Snow Hill and Moor Street train stations are all within easy reach, as well as a number of Midland Metro stops and cross-city bus connections.



36 Bennetts Hill
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36bennettshill.co.uk



Interested?

Contact our joint letting agents to arrange a viewing.



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