



21

21 Bennetts Hill

Birmingham, B2 5QP

Office suites available from 658 to 2,810 sq ft

21 Bennetts
Hill

**21 BENNETTS HILL OFFERS
CONTEMPORARY GRADE A
OFFICE ACCOMMODATION
BEHIND A PERIOD FACADE,
WITH SUITES AVAILABLE
FROM 658 SQ FT AND CAN
BE EXTENDED TO 2,810 SQ FT**

Built in an art deco style, 21 Bennetts Hill has undergone a comprehensive design led refurbishment in line with modern occupier requirements. It offers cutting edge boutique accommodation with a blend of heritage and modernity. Designed to appeal to occupiers and having the benefits of mindfulness and flexible working.





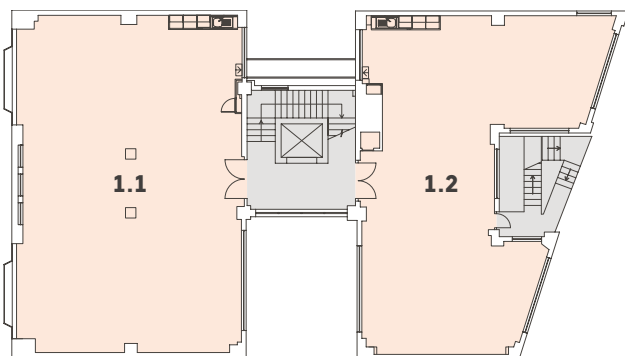
ACCOMMODATION

Accommodation of circa 650 sq ft, 1,200 sq ft and 1,600 sq ft is available.

Floor	Suite .1 (Sq ft)	Suite .2 (Sq ft)	Total (Sq ft)
1st	1,560	1,229	2,789
2nd	1,555	661	2,216
3rd	1,560	1,250	2,810
4th	1,560	658	2,218
5th	1,557	1,250	2,807
6th	1,120	681	1,801
Total	8,912	5,729	14,641

The above measurements are subject to on-site confirmation post completion of the refurbishment works.

TYPICAL FLOOR



Office Core

SPECIFICATION

The specification of the offices includes the following:



Fibred building providing superfast connectivity



Individual comfort cooling to each suite



100% renewable energy sources available



Kitchen facilities within each suite

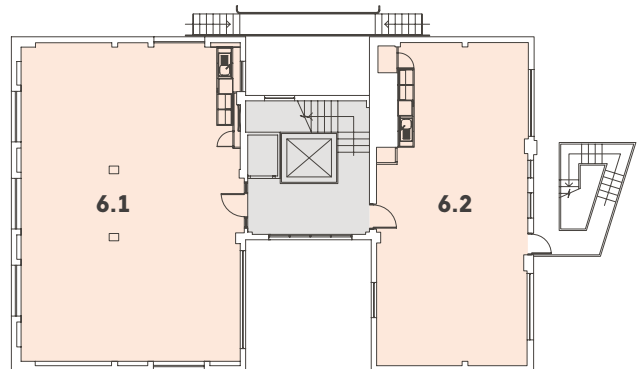


On-site showers



Furnished and "plug and play" options available

6TH FLOOR



For indicative purposes only. Not to scale.

A VIBRANT CITY CENTRE LOCATION SURROUNDED BY EXCELLENT AMENITIES

The building is prominently situated on 21 Bennetts Hill close to the junction with New Street. It's within a vibrant and thriving part of the city centre and Bennetts Hill is one of the main thoroughfares connecting Birmingham New Street Station to the main commercial office core.



Bars & Restaurants

- 1 Bodega
- 2 Rudy's Pizza
- 3 Cosy Club
- 4 The Colmore
- 5 The Botanist
- 6 The Indian Streatery
- 7 Head of Steam
- 8 San Carlo
- 9 Purecraft Bar
- 10 Revolución de Cuba
- 11 Flight Club
- 12 Fumo
- 13 Nandos
- 14 Gino D'Acampo
- 15 Wagamama

Cafés

- 16 Caffè Nero
- 17 Java Lounge
- 18 Second Cup
- 19 Faculty
- 20 Tim Hortons
- 21 Yorks
- 22 200 Degrees
- 23 Medicine Bakery

Gyms

- 24 F45
- 25 The Gym
- 26 BLAZE Studio

Leisure

- 27 Bullring
- 28 Selfridges
- 29 Grand Central

TERMS

The office accommodation is available on a new lease on flexible terms to be agreed. Further information is available from the agents Johnson Fellows and Centrick Property.

VAT

VAT will apply on items such as rent and service charge.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An Energy Performance Certificate for each suite has been commissioned and is available from the letting agents Johnson Fellows and Centrick Property.

VIEWING

All viewings are by prior appointment with the agents Johnson Fellows and Centrick Property.



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