

OFFICE | TO LET

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BROADWAY, FIVEWAYS ISLAND, BROAD STREET, BIRMINGHAM, B15 1BJ

11,452 SQ FT (1,063.93 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



A landmark office building suitable for a variety of uses (STP) and with 31 car parking spaces

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- Landmark Building
  - Fronting 5 Ways Island
  - Air Conditioning
  - Open Plan Floor Plates
  - Meeting Room and Executive Offices
  - High Specification Fit Out
  - 31 Car Parking Spaces
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## DESCRIPTION

This exceptional office building occupies a standout position fronting the bustling Five Ways Island, near the top of Broad Street, Birmingham. Boasting a striking glass frontage, the property has undergone an extensive, high-spec refurbishment, offering a contemporary and professional workspace across three levels.

The ground floor features a welcoming reception area, an open-plan office space, and several meeting rooms. The first floor comprises multiple office and meeting spaces arranged around a central atrium, creating a bright and collaborative environment.

The lower ground level provides additional office space, ideal for networking and welfare facilities. Finished to an impeccable standard, the property benefits from:

- Air-conditioning
- LED lighting
- Modern breakout areas
- Partitioned meeting rooms and offices
- Full cabling and access control
- Secure on-site parking

A rare opportunity to secure a high-profile office space in a prime Birmingham location, with outstanding visibility to Five Ways Island. The property includes 31 allocated parking spaces, with additional spaces available by separate negotiation.





## LOCATION

Colmore Tang House is situated on Five Ways Island and is ideally positioned to allow easy access and to the City Centre. It is situated inside the inner ring road and is walking distance from Birmingham's train stations and the Convention Centre.

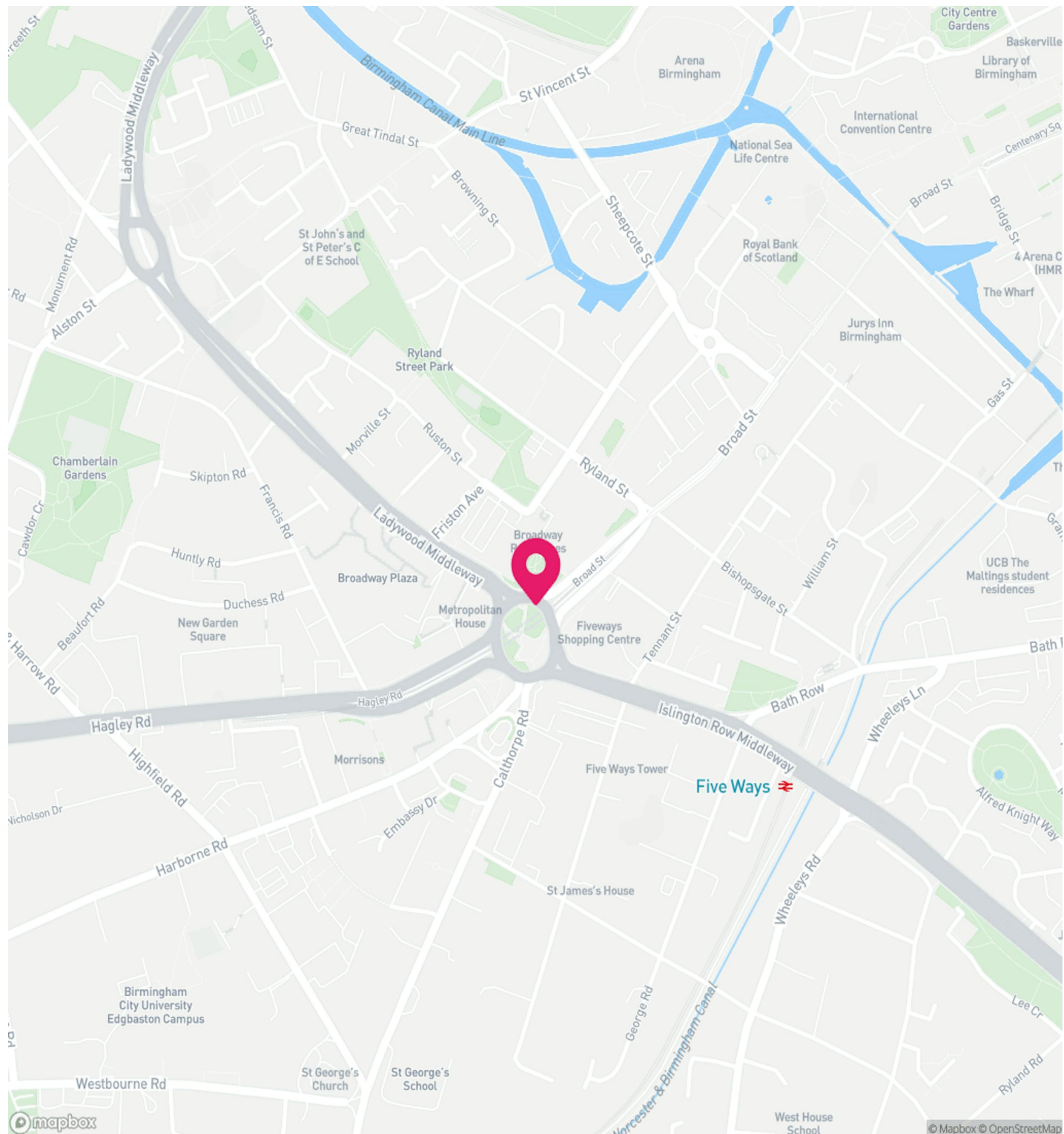
The Five Ways Metro Stop is located within close proximity providing access to Edgbaston Village and Birmingham city centre.

### Excellent Transport Links

**Road Access:** Located on the A456 Hagley Road, offers easy access to the M5, M6, and M42 motorways, connecting it to regional and national networks.

**Public Transport:** The building is just a 3-minute walk from Five Ways Railway Station, which provides direct links to Birmingham New Street and the wider Midlands region.

**Birmingham Airport:** Approximately 12 miles (19 km) away, Birmingham Airport is accessible within 20 minutes by car or train, ideal for businesses with international or national connections













## AVAILABILITY

Name	sq ft	sq m	Availability
Basement	3,401	315.96	Available
Ground	5,468	507.99	Available
1st	2,583	239.97	Available
<b>Total</b>	<b>11,452</b>	<b>1,063.92</b>	

## LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

## RENTAL

Price on Application

## SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## SERVICE CHARGE

Full Repairing and Insuring lease with an additional estate's charge

## LEASE

The property is available to let on a new lease with length to be agreed.

## RENT

Rent on application

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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