

OFFICE | TO LET

VIEW ONLINE

THE MCLAREN BUILDING, 46 THE PRIORY QUEENSWAY, BIRMINGHAM, B4 7LR

398 TO 5,750 SQ FT (36.98 TO 534.19 SQ M)

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Contemporary City Centre Offices With Gym, Coworking Lounge, Meeting Facilities, 24/7 Access, Car Parking & Excellent Transport Links

- Prominent City Centre Location
- Extensively Refurbished Building
- Contemporary Office Accommodation
- Fully Equipped Onsite Gym
- Customer Lounge & Coworking Space
- Meeting & Collaboration Facilities
- 24/7 Building Access
- Onsite Car & Cycle Parking





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DESCRIPTION

The McLaren Building is a prominent and extensively refurbished office building providing high quality, contemporary workspace within Birmingham City Centre.

The building has benefited from significant investment to create an impressive modern working environment, combining flexible office accommodation with an excellent range of communal and wellbeing facilities.

The available accommodation provides bright and modern office space, capable of accommodating a variety of occupier requirements, with flexible layouts and impressive views across Birmingham from the upper floors.

Occupiers benefit from an extensive range of onsite amenities including a fully equipped gym, contemporary customer lounge and coworking areas, together with meeting facilities, showers, changing facilities and secure cycle storage.

Further benefits include 24-hour access, onsite car parking and an onsite customer service team, creating an attractive and well equipped working environment for both businesses and their employees.





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BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

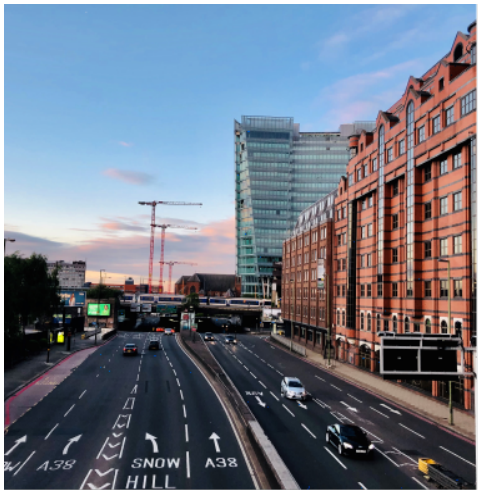
Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!

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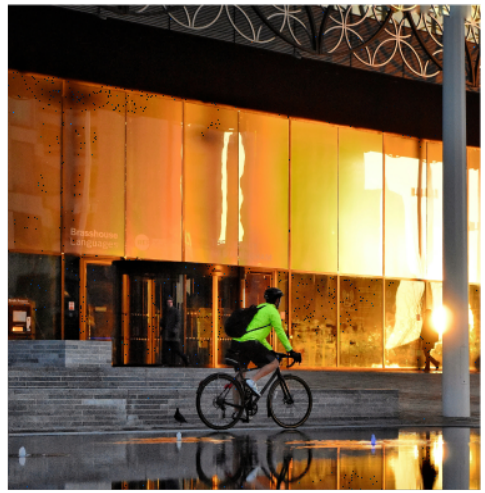












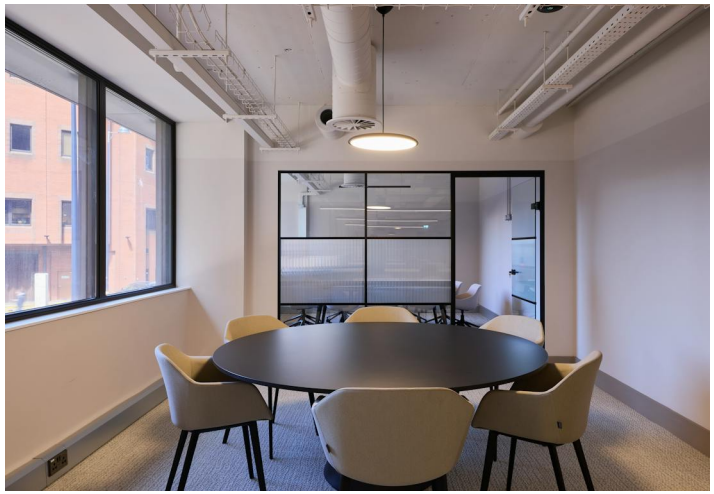
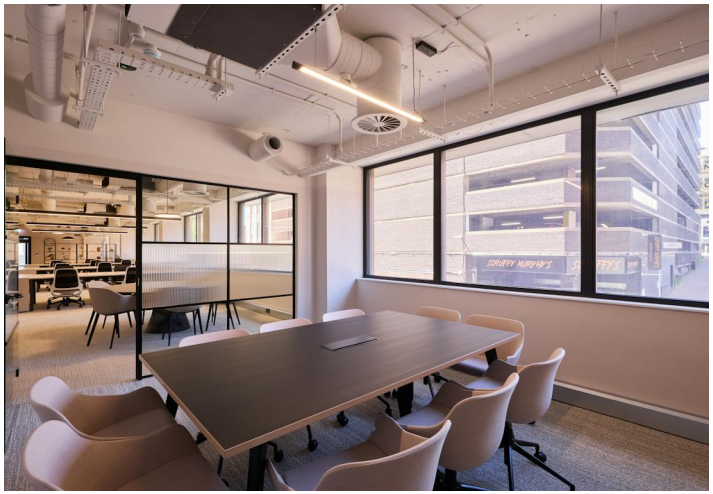
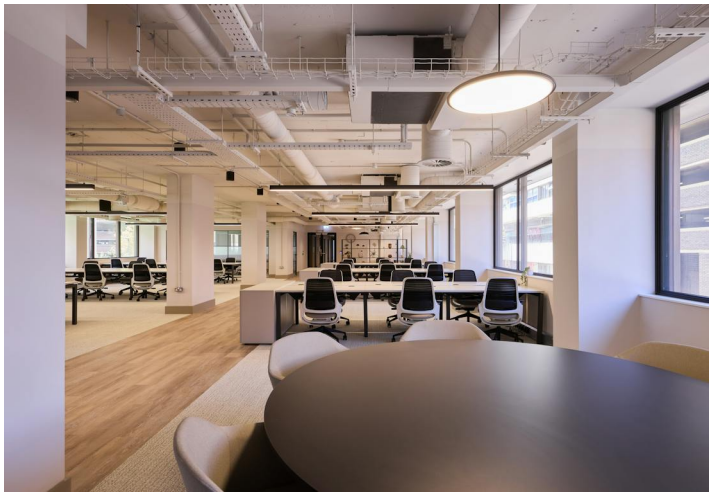


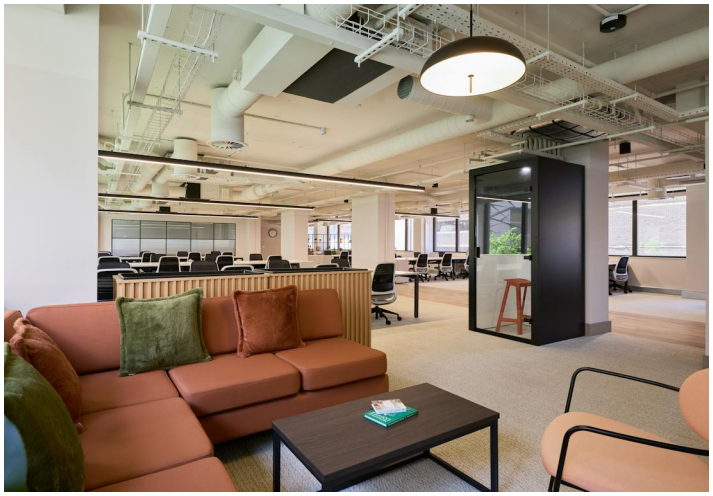
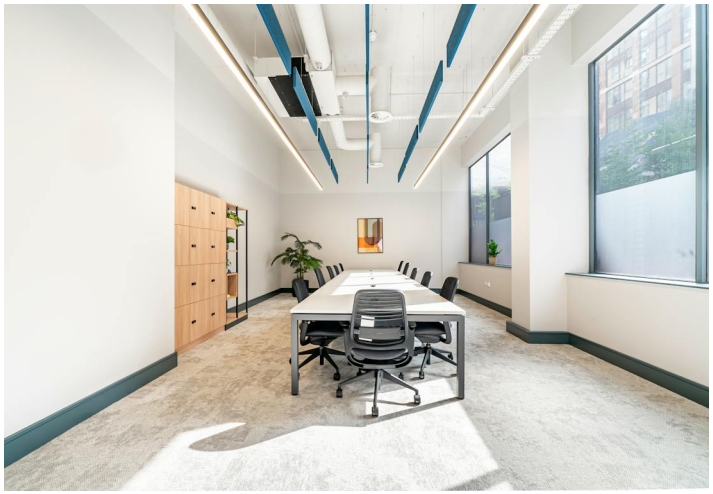


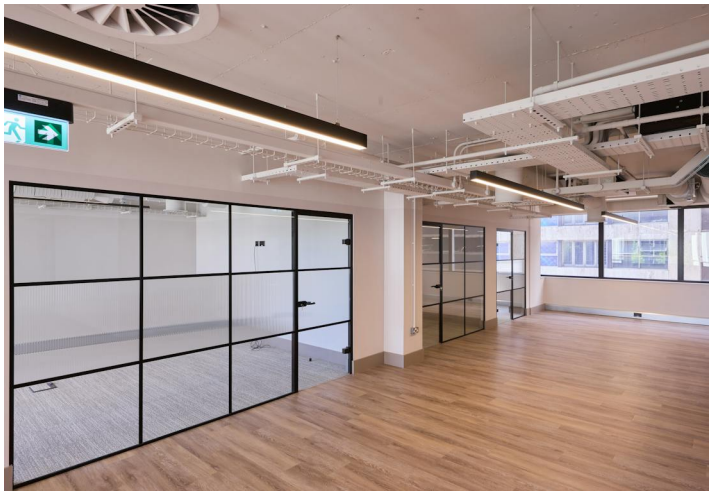








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TERMS

The offices are available on a new lease, with length to be agreed.

SERVICE CHARGE

A Service Charge is levied in respect of the maintenance and upkeep of the communal areas.

VAT

All prices quoted are exclusive of VAT which is payable.

VIEWING

Viewings are available via prior appointment with Siddall Jones.

SERVICE CHARGE

£8.97 per sq ft

RATEABLE VALUE

n/a

LEASE

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

RENT

£19.50 - £28.50 per sq ft

POSSESSION

The property is immediately available following the completion of legal formalities.

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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