

# FOUNTAIN COURT

Steelhouse Lane, Birmingham B4 6DR



## CITY CENTRE OFFICE SPACE IN COURTYARD LOCATION

Fountain Court is a four storey building situated around a period courtyard offering refurbished accommodation.

The building is a short distance from Colmore Row and provides excellent access to a variety of city centre amenities.

Area	Sq M	Sq Ft
2 <sup>nd</sup>	559	6,017
3 <sup>rd</sup>	404	4,348
4 <sup>th</sup>	471	5,071
<b>Total</b>	<b>1,434</b>	<b>15,436</b>

\* Net internal area

Birmingham Snow Hill station is within walking distance, as is the Birmingham Metro system which runs adjacent to Steelhouse Lane.

Via Birmingham New Street, Birmingham Airport is a short journey, as well as the A38 running within 200 metres and direct links to the M5 and the national motorway network.

The specification includes:

- Modern open plan office space
- Secure basement parking
- New suspended ceiling
- Newly carpeted throughout
- Recessed LG7 lighting
- Lift access
- W/Cs on all floors



## CONTACT US

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# OFFICES FOUNTAIN COURT

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## Terms

### Rent

Price on application.

### Service Charge

It is estimated that there will be a nominal estate charge applicable. Exact charges to be confirmed.

### Rates

The in-going tenant will be responsible for the payment of Local Authority rates. We understand that these are currently c. £5.32 per sq ft.

### Lease Terms

The property is available on a leasehold basis via the Landlord.



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