

45 CHURCH ST

CENTRE

OF

7,780 SQ FT
AVAILABLE IN THE HEART OF
BIRMINGHAM'S BUSINESS DISTRICT

ATTENTION



10

5

0

TWELFTH

ELEVENTH

TENTH

NINTH

EIGHTH

SEVENTH

SIXTH

FIFTH

FOURTH

THIRD

SECOND

FIRST

GROUND



**45 CHURCH STREET NOW OFFERS
BEST IN CLASS OFFICE SPACE**



10

5

0

TWELFTH

ELEVENTH

TENTH

NINTH

EIGHTH

SEVENTH

SIXTH

FIFTH

FOURTH

THIRD

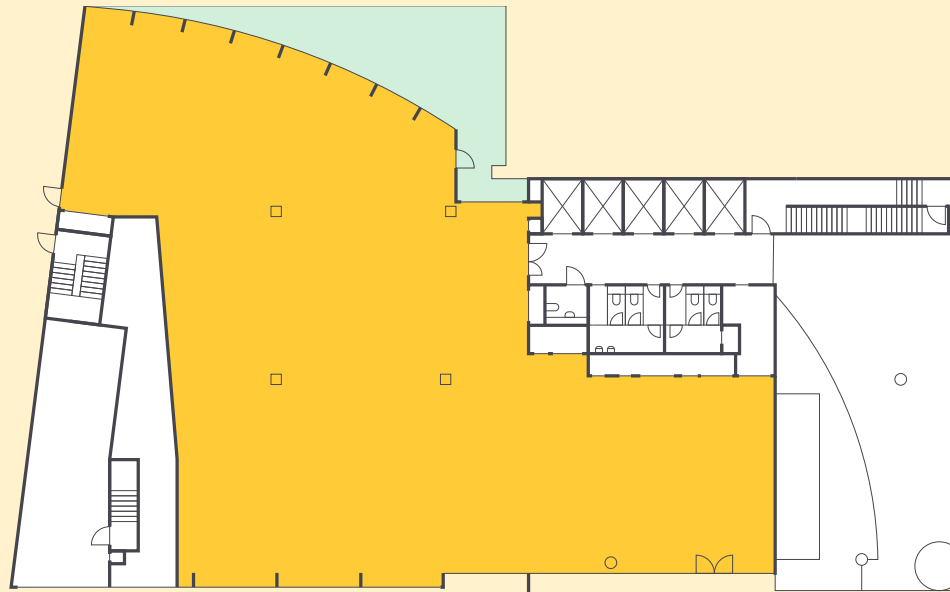
SECOND

FIRST

GROUND

GROUND FLOOR

I WANT
7,780 SQ FT
ON THE
GROUND FLOOR



PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY



10

5

G

TWELFTH

ELEVENTH

TENTH

NINTH

EIGHTH

SEVENTH

SIXTH

FIFTH

FOURTH









THIRD

SECOND

FIRST

GROUND

SPECIFICATION

 <p>UNIQUE GROUND FLOOR OFFICE SUITE WITH ITS OWN DEDICATED FRONT DOOR ACCESS</p>	 <p>DDA COMPLIANT</p>	 <p>FULL HEIGHT GLAZING TO FRONT AND REAR ELEVATIONS</p>	 <p>TO BE REFURBISHED TO GRADE A QUALITY WITH OPTION OF BESPOKE SPECIFICATION TO SUIT THE TENANT</p>
 <p>G7 COMPLIANT RECESSED LED LIGHTING WITH DAYLIGHT AND PROXIMITY SENSORS</p>	 <p>UPGRADED CENTRAL BMS CONTROLLED 4 PIPE AC SYSTEM DESIGNED FOR OCCUPANCY AT UP TO 1:8 SQM</p>	 <p>RAISED ACCESS FLOOR WITH AVERAGE 150MM VOID INCORPORATING UNDERFLOOR BUSBARS</p>	 <p>MALE, FEMALE AND DISABLED WC PROVISION</p>



10

5

G

TWELFTH

ELEVENTH

TENTH

NINTH

EIGHTH

SEVENTH

SIXTH

FIFTH

FOURTH

THIRD

SECOND

FIRST

GROUND



45 CHUR



10

5

G

TWELFTH

ELEVENTH

TENTH

NINTH

EIGHTH

SEVENTH

SIXTH

FIFTH

FOURTH

THIRD

SECOND

FIRST

GROUND

CONTACT



Ben Thacker

07917 218 244

0121 200 4561

ben.thacker@savills.com

Nick Williams

07870 555 736

0121 634 8401

nwilliams@savills.com



Jamie Phillips

07900 324 900

0121 233 6403

jamie.phillips@knightfrank.com

Will Higgins

07811 849 288

0121 233 6448

william.higgins@knightfrank.com

45-CHURCHSTREET.CO.UK

Terms and Conditions. Messrs. Savills and Knight Frank for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. Savills and Knight Frank have any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT.
April 2022 Subject to Contract.