



Fully fitted Grade A office accommodation
6th Floor approximately 15,880 sq ft

Rent - £28.50 per sq ft pa, fully fitted

THE LEWIS BUILDING
BIRMINGHAM

Description

The 6th floor of The Lewis Building offers an exceptional opportunity to occupy fully fitted, high-quality office accommodation in one of Birmingham's premier commercial buildings. The self-contained floor extends to approximately 15,880 sq ft and is delivered with a comprehensive fitted workspace, including reception, open plan desks, meeting and conference rooms, staff canteen and ancillary spaces — all available to the incoming tenant at nil fit-out cost.

Location

The Lewis Building commands a landmark position at the heart of Birmingham's Colmore Business District. Exceptional connectivity places Birmingham New Street, Snow Hill and Moor Street stations all within a short walk, alongside immediate access to the Midland Metro and the wider motorway network. Surrounded by a dynamic mix of high-end retail, leading restaurants and established corporate occupiers, the location offers a vibrant, amenity-rich working environment.



Bars & Restaurants

1. The Alchemist
2. Gusto Italian
3. Isaac's
4. Society
5. Tattu
6. Primitivo
7. The Ivy
8. San Carlo

Cafés & Lunch

9. Wayland's Yard
10. 200 Degrees
11. Costa
12. Pret A Manger
13. morridge oats + coffee
14. Boston Tea Party

Hotels

15. The Grand Hotel
16. Hotel du Vin

Gyms

17. MK Reformed





6th Floor Fully fitted Grade A office accommodation

High quality fully fitted office space extending to approx. 15,880 sq ft.

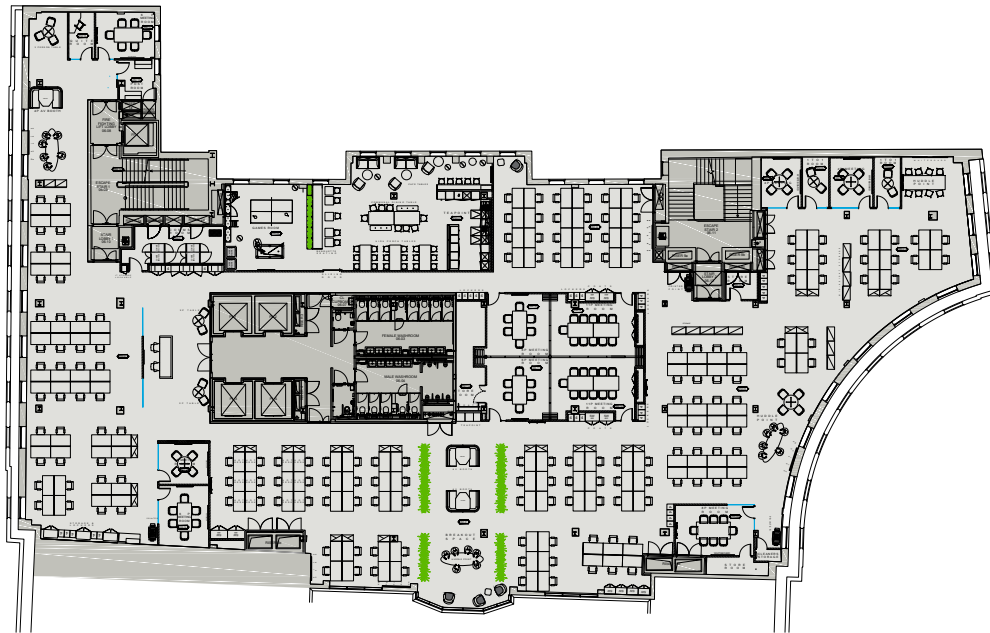
Finished to a high standard with contemporary specification throughout.

Fully fitted to include reception area, open plan desks, meeting rooms and conference facilities.

Large canteen and dedicated back-of-house space.

The incoming tenant will benefit from the existing fit-out at nil cost.

Includes 10 allocated car parking spaces





Large canteen and dedicated back-of-house space

Specification



Comprehensive refurbishment with Grade A specification



Impressive double-height reception with concierge



Raised access floors and suspended LED lighting



Four-pipe fan coil air-conditioning



Approx. 2.75m floor-to-ceiling heights



BREEAM Very Good accreditation



On-site car parking (up to 74 spaces in total)



DDA compliant with multiple passenger lifts



Showers, lockers and drying facilities



EPC rating: B



Secure cycle storage



Concierge services



A wide-angle photograph of a modern office space. The room features a grid ceiling with recessed rectangular light fixtures and air vents. The walls are primarily glass, with some sections having wood paneling. In the foreground, there is a long white desk with several black office chairs and multiple computer monitors. A white cabinet with four doors is positioned in the middle ground. In the background, there are more desks, computers, and several green potted plants on a white ledge. The floor is covered with a grey and white patterned carpet.

The ingoing tenant
will benefit from the
existing fit-out at nil cost



Tenure & Lease

- Tenant holding the residue of an existing lease originally granted for 10 years from commencement and expiring 21 December 2028.
- Lease held inside the Landlord & Tenant Act 1954 – tenant has statutory rights for a renewal.
- Assignment or sublease considered.

Rent

- £477,600 per annum exclusive of VAT, payable quarterly in advance.
- Equivalent to £28.50 per sq ft plus 10 car parking spaces.

Business Rates & Service Charge

- Business Rates Payable: £184,538 per annum – approximately £11.65 per sq ft (2025/6).
- Service Charge: Available on application.

Landlord

The Pavilion Property Trustees Limited and Pavilion Trustees Limited.

Tenant

Management Consortium Bid Limited.

Planning

The building benefits from high quality office planning Use Class E.

Contact

NEWMARK

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