PRIME BIRMINGHAM CITY CENTRE MEDICAL OPPORTUNITY

Healthcare • Central • Connected



TO LET | **198m² (2,126t²)**

FHP
fhp.co.uk

- First floor medical and healthcare opportunity
- Extending to 2,126 sq ft (198 sq m)
- Existing healthcare occupiers within the building
- NHS Blood Donor Centre and NHS Blood & Transplant in occupation
- Suitable for medical, healthcare and clinical uses (subject to planning)
- Passenger lift serving all floors
- DDA compliant accommodation
- Concierge reception
- Kitchen and staff welfare facilities
- Shower and WC facilities
- Flexible internal layout
- Excellent public transport connectivity
- 2 minute walk from Birmingham New Street Station
- Flexible lease terms available





AN ESTABLISHED HEALTHCARE LOCATION IN THE HEART OF BIRMINGHAM

65 New Street presents a rare opportunity to secure high-quality medical and healthcare accommodation within Birmingham City Centre.

Occupying the first floor of this prominent city centre building, the available suite extends to approximately 2,126 sq ft and provides flexible accommodation suitable for a wide variety of healthcare, medical and wellbeing occupiers.

The building is already home to established healthcare providers including NHS Blood Donor Centre, NHS Blood & Transplant and Umbrella Health, creating an established healthcare environment and destination within the city centre.

The accommodation benefits from lift access, DDA compliance, concierge reception facilities, shower facilities and excellent connectivity, providing an ideal environment for both patients and staff.

Location

Situated on New Street in the heart of Birmingham City Centre, the property occupies one of the city's most accessible locations.

The building is positioned only a short walk from Birmingham New Street Station, providing direct connectivity across Birmingham, the West Midlands and the wider UK rail network.

The surrounding area offers an extensive range of amenities including cafés, restaurants, retail facilities and hotels, providing convenience for both patients and staff.

Connectivity

Rail: 2 minute walk to Birmingham New Street Station
Tram: Immediate access to Midland Metro services
Road: Excellent access to the M6, M42, M40 and M5 motorway networks
Air: Birmingham Airport accessible within approximately 10 minutes via rail

Description

The available accommodation comprises a self-contained first floor suite extending to approximately 2,126 sq ft.
Currently configured to provide a mixture of open-plan accommodation, meeting facilities, breakout areas and staff welfare provision, the suite offers occupiers the opportunity to adapt the space to suit individual operational requirements.

The flexible floorplate is capable of accommodating consulting rooms, treatment suites, counselling facilities, administration offices, patient waiting areas and healthcare support functions, subject to occupier requirements and any necessary consents.

Occupiers will benefit from a professional working environment within a building that has already established itself as a recognised healthcare destination within Birmingham City Centre.

Floor Areas

Description	M²	Ft²
First Floor Suite	198	2,126

(This information is given for guidance purposes only)

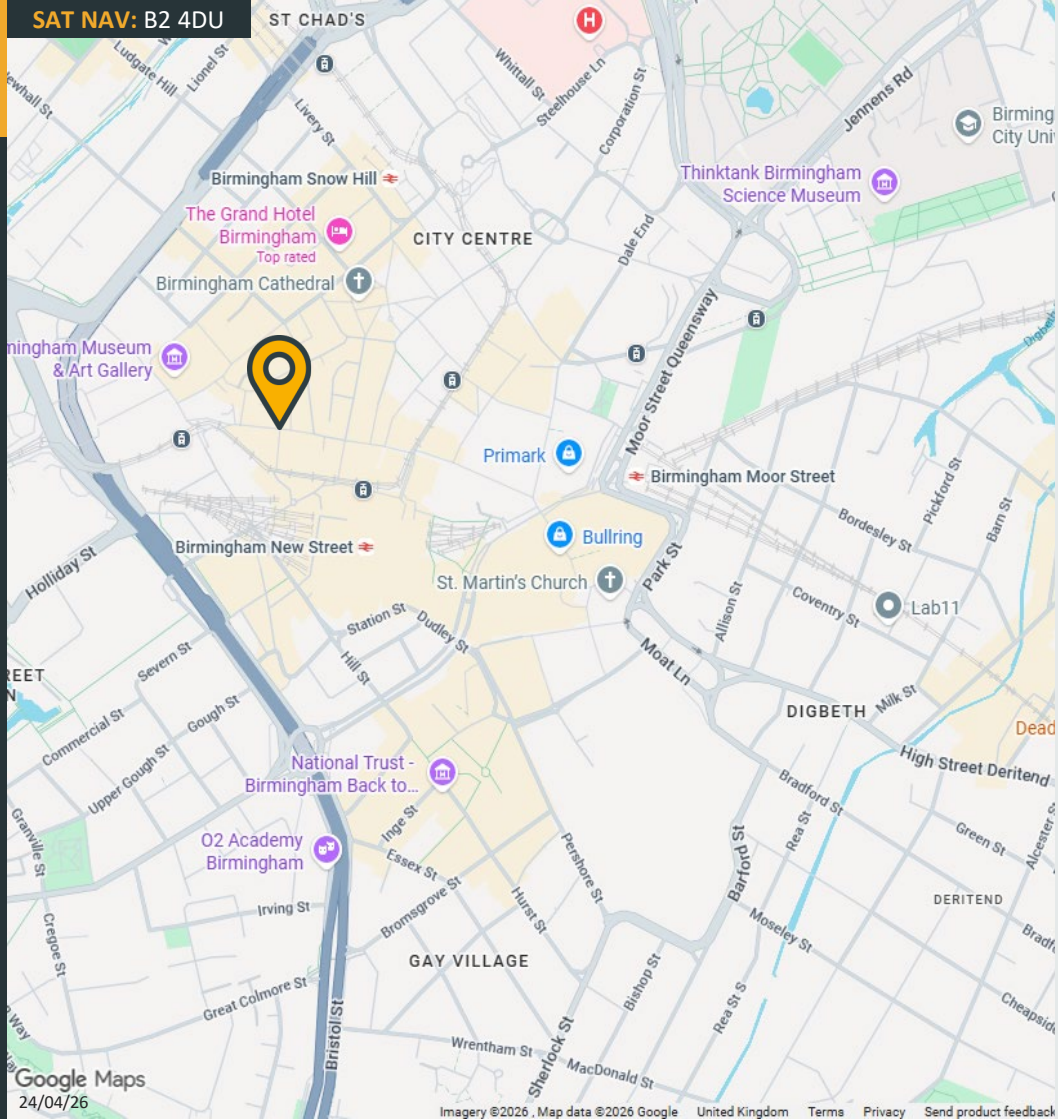
Suitable for:

- **Private Medical Practices**
- **Specialist Consultants**
- **Physiotherapy Providers**
- **Occupational Health Services**
- **Mental Health & Counselling Providers**
- **Aesthetic & Cosmetic Clinics**
- **Diagnostic & Screening Operators**
- **Dental Consultation Centres**
- **Wellbeing & Therapy Providers**
- **Healthcare Charities**
- **Medical Administration Centres**
- **Healthcare Training Providers**







Terms

Available by way of a new lease on terms to be agreed. Rent on application.

VAT

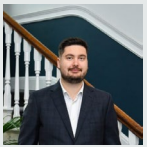
VAT is applicable to the rent due at the standard rate.

EPC

The EPC for the property is available from the agent.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:



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Or contact our joint agent:

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