LEISURE, OFFICE, OTHER, RETAIL | TO LET

VIEW ONLINE



UNIT 1, 65 EDWARD STREET, BIRMINGHAM, B1 2RX

1,546 SQ FT (143.63 SQ M)

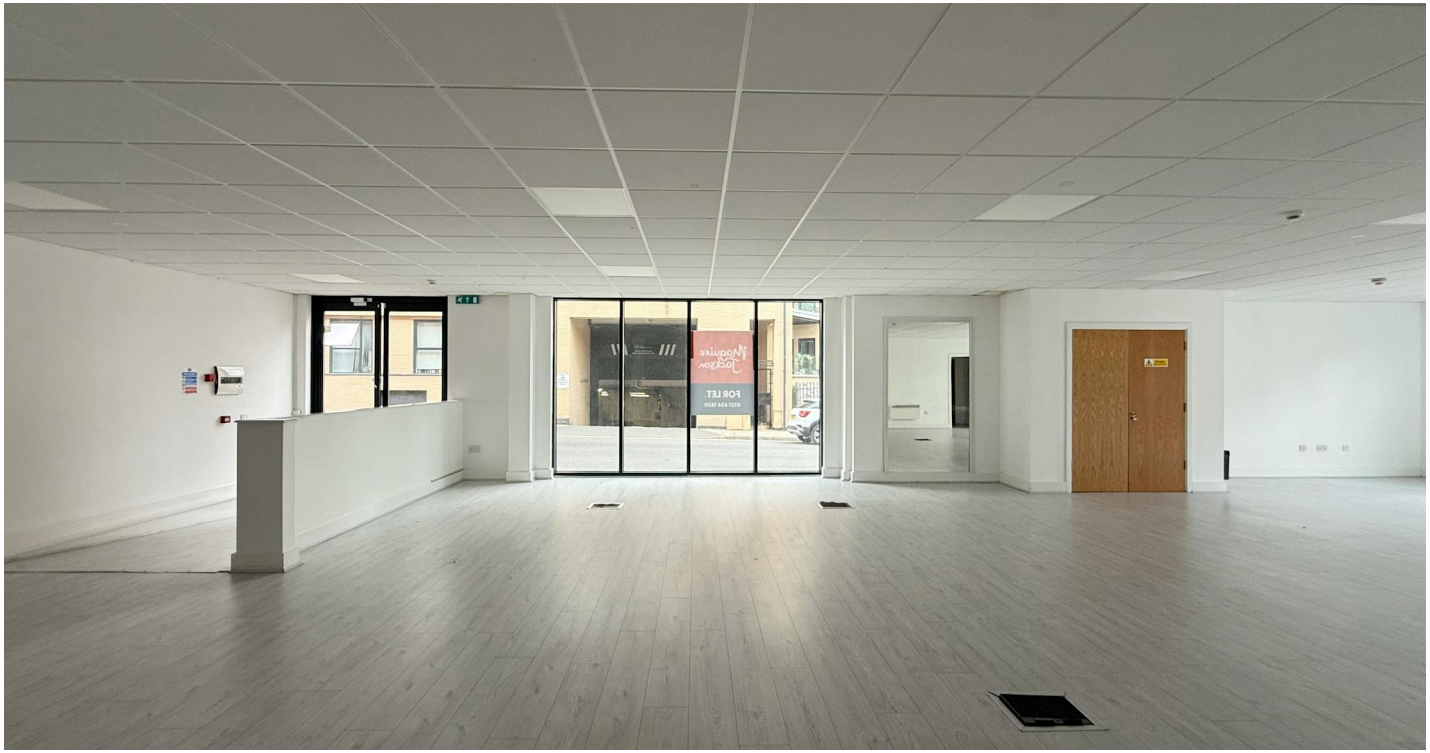
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Prominent Modern Ground Floor Commercial Unit With Extensive Glazed Frontage In Central Birmingham – Suitable For A Variety Of Uses

- Prominent Corner Position
- Extensive Glazed Frontage
- Two Dedicated Entrances
- Bright Open Plan Accommodation
- Modern Fitted Kitchen
- High Quality Specification
- Central Birmingham Location
- Suitable For A Variety Of Uses





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DESCRIPTION

The property comprises a modern ground floor commercial unit occupying a prominent corner position within a contemporary mixed use development in Birmingham City Centre.

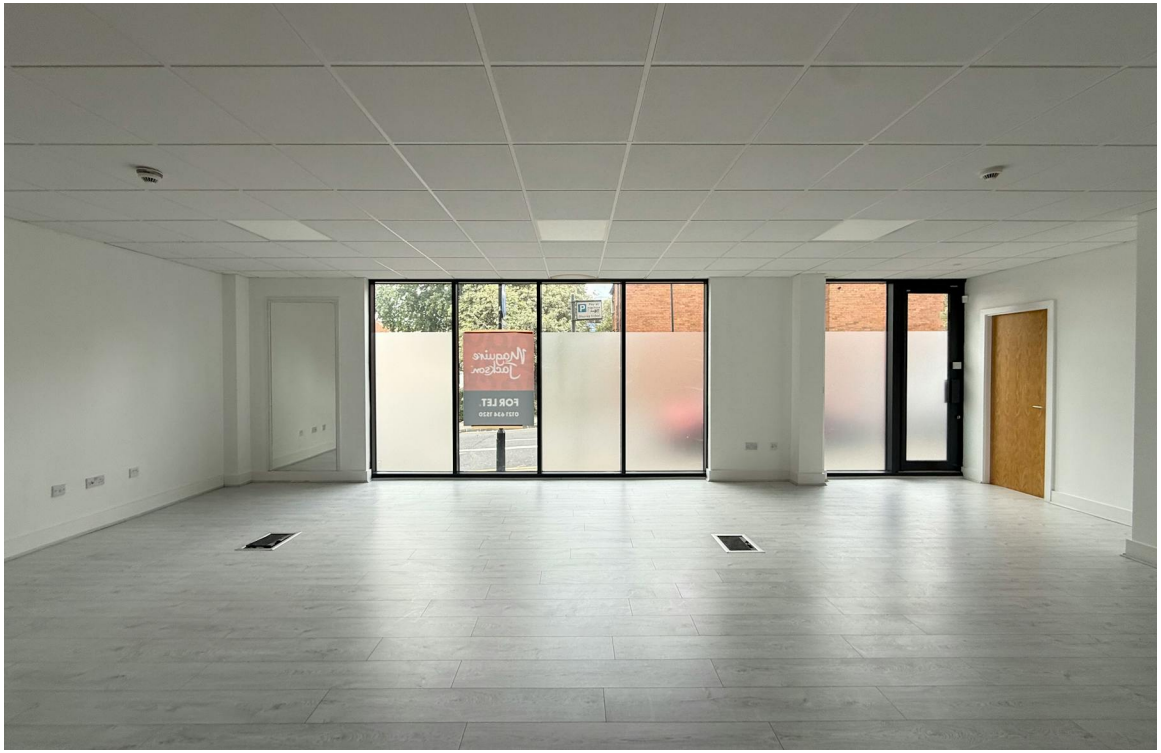
The premises benefit from extensive return frontage with full height glazed elevations to both Edward Street and Helena Street, providing excellent levels of natural light together with strong visibility and potential for occupier branding.

Internally, the accommodation is predominantly open plan and presented to a high standard throughout, providing bright and versatile space capable of being configured to suit a variety of occupational requirements. The specification includes suspended ceilings with recessed LED lighting, attractive wood effect flooring, floor mounted service boxes and numerous power points throughout.

The accommodation further benefits from a modern fitted kitchen/breakout area, WC facilities and two dedicated pedestrian entrances, providing direct access from both Edward Street and Helena Street.

The flexible nature of the accommodation lends itself to a variety of potential uses including offices, showroom, retail, leisure, medical, educational or studio accommodation, subject to any necessary planning and statutory consents.





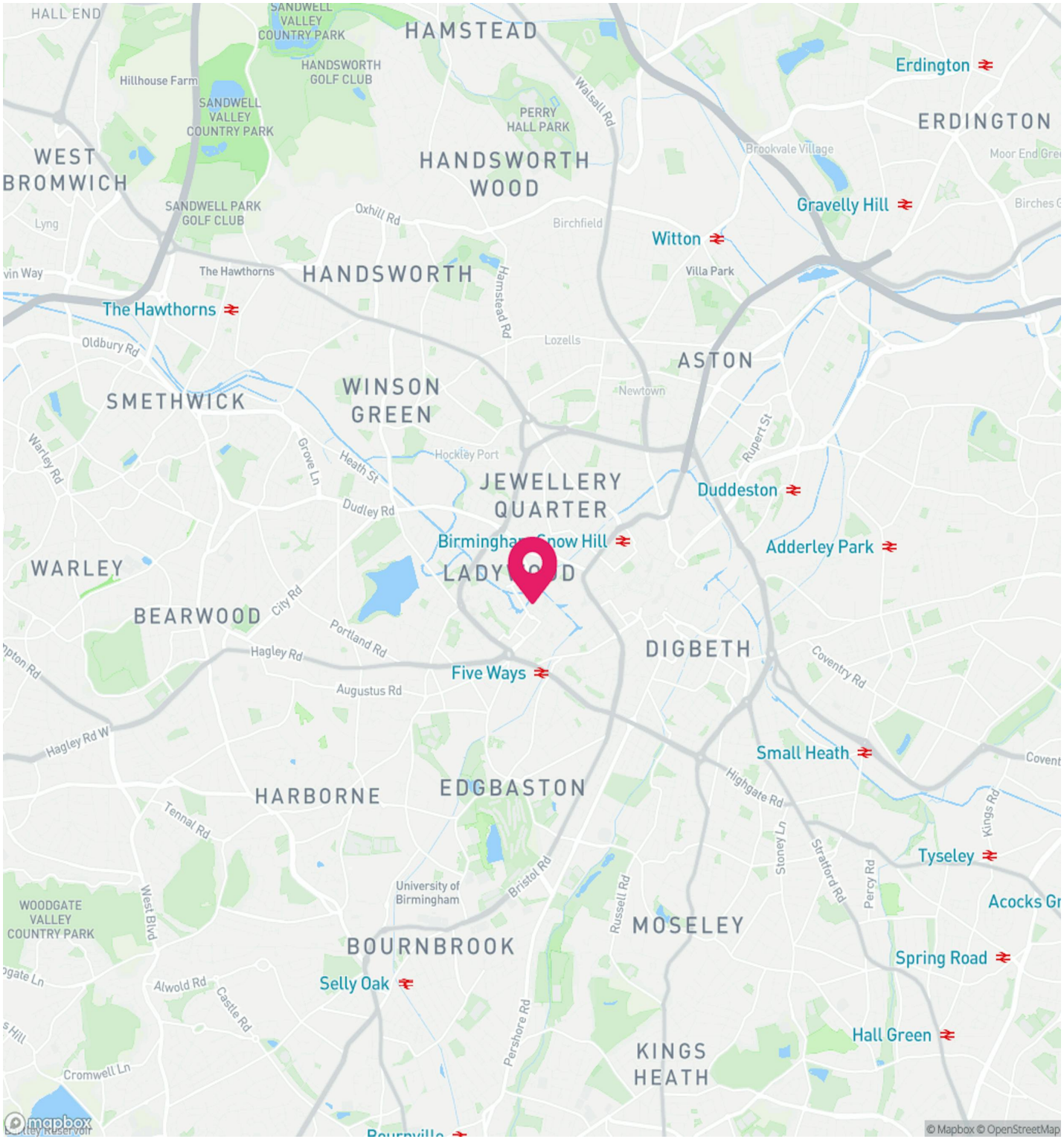
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LOCATION

The property is prominently situated on Edward Street, within Birmingham's increasingly popular Westside district, immediately west of the City Centre's established commercial core. Brindleyplace, Broad Street and the Jewellery Quarter are all within easy walking distance.

The surrounding area has undergone significant regeneration in recent years, with new residential and mixed use developments creating a vibrant city centre neighbourhood. The immediate vicinity offers a diverse mix of businesses, professional occupiers, cafés, restaurants and everyday amenities.

The property benefits from excellent connectivity, with easy access to the inner ring road and A38(M), providing onward links to the M6 motorway. Birmingham New Street, Snow Hill and Jewellery Quarter railway stations are all readily accessible, together with numerous bus services and West Midlands Metro connections.



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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.

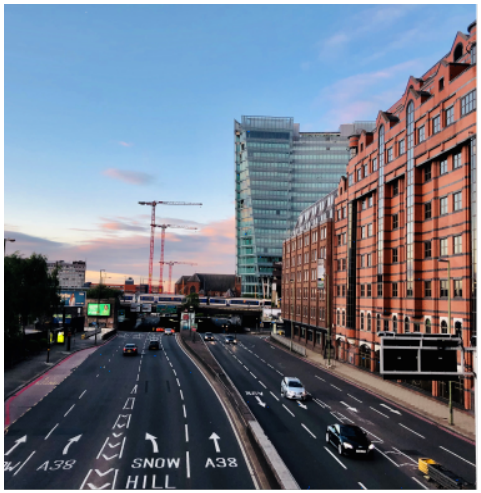
Central location, global reach: A strategic location offers quick train connections:

- 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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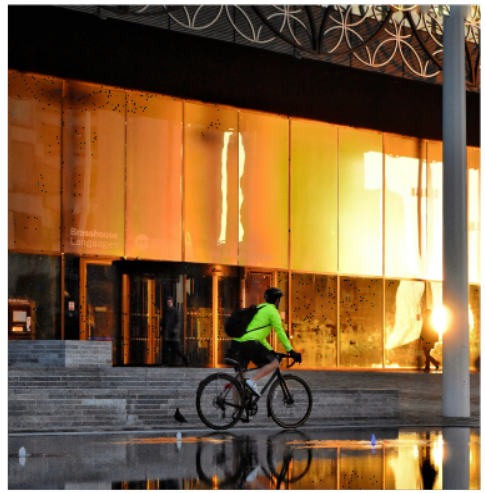






















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TERMS

The property is available on a new lease, with length to be agreed, at a passing rental of £23,250 per annum (exclusive).

SERVICE CHARGE

A service charge is levied in respect of the maintenance and upkeep of the building.

BUSINESS RATES

Rateable Value: £21,750

VAT

All prices quoted are exclusive of VAT which we understand is payable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate (EPC) has been obtained and is available upon request from the agent.

VIEWING

Strictly via the sole agent Siddall Jones.

LEGAL FEES

Each party to bear their own costs

LEASE

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

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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