

To Let - A3 Fully Fitted Unit

Unit 10
The ICC
Birmingham
B1 2EA

- Canalside Frontage
- Outside Seating (South Facing)
- Opposite Brindleyplace
- Close to Birmingham Arena and the new 35,000 sq ft Legoland Discovery Centre
- 7,336 sq ft (may split)



Location

The property forms part of the Iconic International Convention Centre (ICC) which is conveniently situated between Brindleyplace which provides over 1.1 m sq ft of retail, leisure and Grade A office space and Paradise which when completed will provide 1.8m sq ft of vibrant mixed use development of commercial, civic, retail, leisure and hotel space. In addition Symphony Hall, The National Sea Life Centre and Arena Birmingham are all close by adding year round valuable visitor attractions. Lego shall open its 35,000 sq ft Legoland Discovery Centre attraction at Birmingham Arena in summer of this year.

The ICC is one of Europe's premier conference and meeting venues hosting more than 400 events and accommodating over 350,000 delegates each year such as political party conferences. It also serves as a busy connection for pedestrian traffic travelling between Brindleyplace and the CBD.

The property is prominently situated fronting the canal and Brindleyplace and is south facing benefitting from extensive sunshine in the summer months.

Accommodation

The property extends to 7,336 sq ft (681.54 sqm) at ground floor only with the benefit of canal side external seating. The property could be split and further details are available on request.

Tenure

The property is available on a new 15 year effective FRI lease subject to five yearly upward only rent reviews.

Rent

Rental offers in the region of £175,000 pax.



Service Charge

The on account service charge is estimated at £20,000 pa. (£2.73 psf)

Handover Spec

The unit remains fitted out to a high standard and will be handed over in this fitted condition.

Planning

The property has the benefit of A3 planning consent. The property is licenced for the sale of alcohol between the hours of Mon - Sat 10.00-24.00 hrs and Sunday 10.00-23.30 hrs.

EPC

The Energy performance rating is E1 10.

Business Rates

Rateable Value £139,000 and UBR £0.493

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT, if applicable will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agents GVA.

Richard Jones

Tel: 0121 609 8719

Email: richard.jones@gva.co.uk

Guy Sankey

Tel: 0121 609 8588

Email: guy.sankey@gva.co.uk

Property ref

gva.co.uk/20222

0121 236 8236



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