



TO LET

Ground Floor Business Space

B1, 63 Edward Street, Birmingham. B1 2RX

1,738 to 3,693 sq ft (161 to 343 sq m)

Suitable for uses A1-A4, B1 & D1

FROM £24,500 pax

LOCATION

The two commercial business spaces are situated on the ground floor of a newly constructed residential block in Edward Street, at the corner of Helena Street off Sandpits (B4135). Birmingham City Centre, Brindleyplace, Paradise Circus and the Jewellery Quarter are all within close proximity.

DESCRIPTION

A total of 3,693 sq ft (343 sq m) is available in two parts and provide impressive open plan accommodation incorporating kitchen and toilet facilities, extensive glazed frontage to Edward Street and Helena Street, carpeted floors and LED lights with the added facility of a total of six car parking spaces.

PLANNING

Planning consent has been granted to allow the units to be used within use classes A1-A4, B1 and D1.

ACCOMMODATION

	sq m	sq ft
Unit 1	161	1,738
Unit 2	182	1,955
Total	343	3,693

RENT

Unit 1 - £24,500 per annum

Unit 2 - £27,500 per annum

LEASE TERMS

The accommodation is available by way of a new lease for a term of years to be negotiated between the parties.

BUSINESS RATES

To be confirmed.

UTILITIES

The tenant will be responsible for payment of all utilities costs to the accommodation.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

SERVICE CHARGE

A service charge is payable to cover the cost of maintenance and upkeep of communal areas.

VAT

All figures are exclusive of VAT which will be charged at the standard rate if applicable.

EPC

Unit 1- D[77]

Unit 2- C [74]

VIEWING

Strictly by prior appointment:

Alexia Frixou

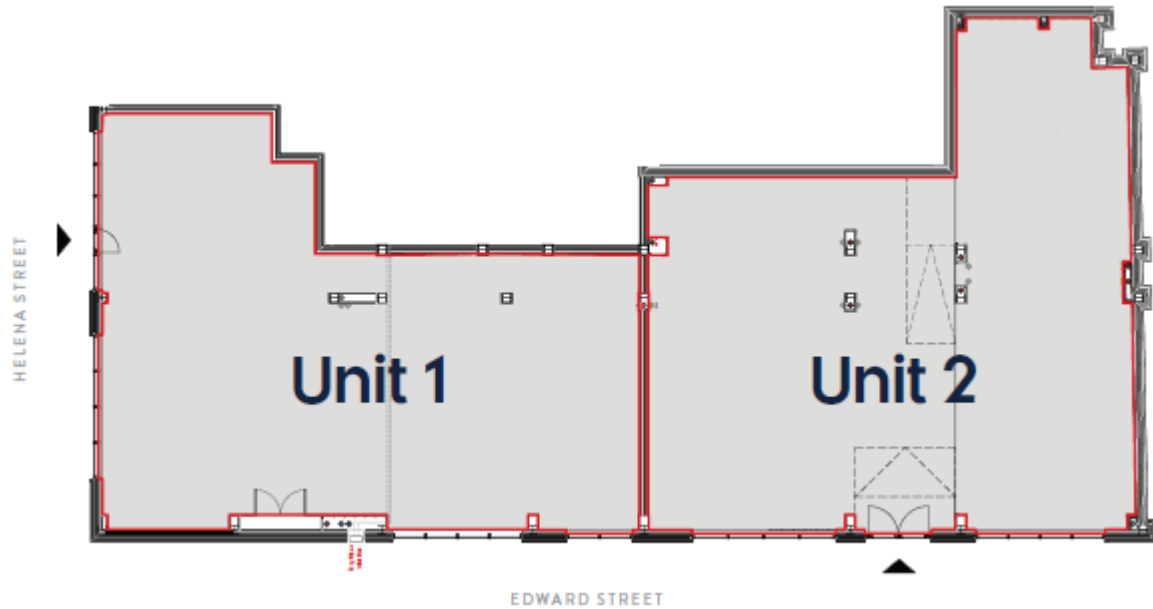
alexia.frixou@pennycuick.co.uk

Richard Bache

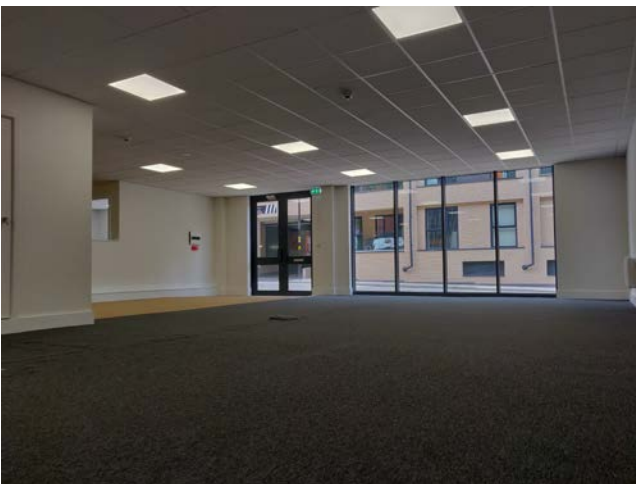
richard.bache@pennycuick.co.uk

SUBJECT TO CONTRACT

October 2019



For identification purposes only



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