



**Vail  
Williams**



## **SELF-CONTAINED, OFFICE SUITE/RETAIL UNIT WITH CAR PARKING**

### **Unit 40**

Newtown Shopping Centre, Birmingham,  
B19 2SS

Office

# **TO LET**

**18,628 sq ft**

(1,730.60 sq m)

- Self-contained ground floor suite/retail unit
- Potential to split, subject to negotiation
- DDA compliant
- Goods lift to lower ground floor
- 29 allocated car parking spaces
- 1.5 miles north of Birmingham City centre
- Readily accessible by road and public transport routes

# Unit 40, Newtown Shopping Centre, Birmingham, B19 2SS

## Summary

|                |                                 |
|----------------|---------------------------------|
| Available Size | 18,628 sq ft                    |
| Rent           | £155,000 per annum guide rental |
| Business Rates | Upon Enquiry                    |
| Service Charge | £3.00 per sq ft                 |
| EPC Rating     | Upon Enquiry                    |

## Location

Newtown Shopping Centre is located approximately 1.5 miles north of Birmingham City centre, with both local and national occupiers to include Aldi, Farm Foods, Nisa, Greggs and The Post Office.

The location is readily accessible with the A38(M) being within 1 mile and providing direct links to the M40, M42, M5 and M6 motorways. Perry Bar, Witton and Jewellery Quarter train stations are all within 1.5 miles of the property, providing links into Birmingham New Street and Snow Hill Train stations. The location is also well served by local bus routes.

## Description

Unit 40 comprises a self-contained, DDA compliant, ground floor office suite. The space is predominantly open plan accessed through double entrance doors from the main covered walkway of the centre.

Internally the space benefits from internal meeting/training rooms, kitchen and wc facilities and further ancillary accommodation on the lower ground floor accessed via an internal staircase and/or goods lift.

Unit 40 is suitable for continued office use, or alternatively ideally suited for retail use being situated within the Shopping Centre.

## Accommodation

The accommodation comprises of the following

| Name                              | Sq ft         | Sq m            | Availability |
|-----------------------------------|---------------|-----------------|--------------|
| Ground - Ground Floor             | 14,407        | 1,338.45        | Available    |
| Lower Ground - Lower Ground Floor | 4,221         | 392.14          | Available    |
| <b>Total</b>                      | <b>18,628</b> | <b>1,730.59</b> |              |

## Terms

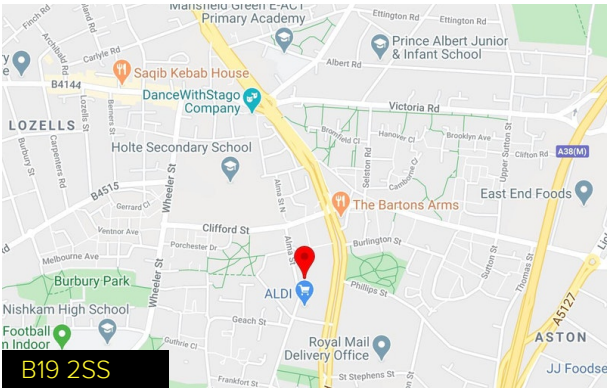
Available on a new lease for a term of years to be negotiated

## Viewings

By prior arrangement via the letting agents

## Anti-money laundering regulations

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



## Viewing & Further Information

Charlotte Fullard

07901037998

cfullard@vailwilliams.com





