

Fabrick Square, Bradford Street, Digbeth, Birmingham B12 0QY



**FOR SALE**

New Ground Floor Commercial Premises

Net Internal Area: 2,300 ft<sup>2</sup> (213.67 m<sup>2</sup>)

### Location

The property occupies a prominent position situated on the corner of Bradford Street and Lombard Street forming part of Fabrick Square, a new major development in Birmingham's creative quarter providing the first ever new square in this emerging area of Digbeth.

The building lies approximately 1 mile east of Birmingham City Centre and is within walking distance to the Bull Ring Shopping Centre.

The planned HS2 Train Terminal is within easy walking distance, whilst the new Metro station across the road will link to the city's thriving leisure and business districts of Broad Street and Colmore Row.

### Description

The property comprises a ground floor open plan commercial unit with glazed frontage to Bradford Street and overlooking the Fabrick Square courtyard.

Pedestrian access is available from both Bradford Street and two entrances from the courtyard, allowing the property to be split into two smaller units if required.

The property has been finished to shell and core condition with concrete floor, plasterboard walls, double glazed windows and pedestrian access doors.

The subject property also benefits from a generous floor to ceiling height of 11.62 ft.

### Accommodation

**Total (NIA) 2,300 ft<sup>2</sup> (213.67 m<sup>2</sup>) approximately.**

### Price

Offers in the region of £260,000 are sought, subject to contract.

### VAT

All figures quotes are exclusive of VAT which may be payable.

### Service Charge

A service charge of £3,379.98 per annum is payable in respect of the maintenance and upkeep of the communal areas.

### Planning Use

We understand that the unit has planning permission under use classes B1a (Offices) and A1 (Retail).

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

### Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

### Energy Performance Certificate

Available upon request from the agent.

### Availability

The property is available immediately, subject to the completion of legal formalities.

### Viewings

Strictly via the sole agent Siddall Jones on:  
**0121 638 0500**

