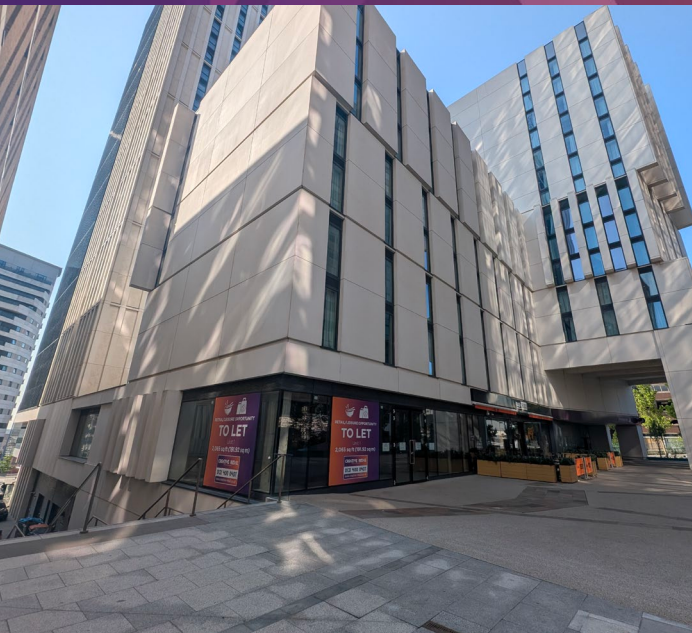


COMMERCIAL SPACE TO LET

Phase II Exchange Square

Birmingham

B4 7LR



LOCATION

Exchange Square lies within the Birmingham Curzon Street Masterplan, an area benefitting from over £900million of regeneration investment creating 600,000sq.m of employment space, 36,000 (net) jobs, 4,000 new homes and a £1.4bn economic uplift.

The development benefits from a unique location, being opposite the forthcoming HS2 Curzon Street Station, which is set to welcome 300,000 passengers per day by 2033.

The site also lies in close proximity to Birmingham City University Campus, Aston University Campus, Masshouse residential apartments as well as being within a short walking distance of Birmingham Moor Street, New Street Station (Grand Central) and the Bullring Shopping Centre.

DESCRIPTION

Phase I of Exchange Square comprises the Allegro residential block, which is made up of 603 rental apartments with ground floor retail including; Co-op and Greggs.

Phase II of Exchange Square is the final phase of Nikal's £350m Masshouse project and will include; a 37 storey 375 apartment block, a 235-bed Premier Inn Hotel in a 15 storey building with a 6,000 sq ft Bar + Block restaurant plus additional high-quality retail commercial space at ground and mezzanine floors, which is available 'To Let'.

Phase II will sit alongside 'New City Square', a brand new half-an-acre public space that links Exchange Square with Bruntwood's neighbouring McLaren Building. The new square can be viewed via immersive 360 panoramic images – see links below.

Day – [Image 1](#)
Night – [Image 2](#)

The centre of New City Square showing modern retail units beneath the hotel and neighbouring Allegro.

Day – [Image 3](#)
Night – [Image 4](#)

VAT

All prices are quoted are exclusive of VAT. VAT if applicable will be charged at the prevailing rate.

ACCOMODATION

The remaining commercial opportunities comprise two units of the following approximate floor areas:-

Unit 1	Ground Floor (fronting 'New City Square')	2,065 sq ft (191.92m ²) approx.
Unit 2	Mezzanine Floor (fronting Prior Queensway)	3,170 sq ft (294.51m ²) approx.

The units will be handed over to a developer's shell specification with capped electric and water. The units may be capable of sub-division according to occupier requirement, subject to terms.

RENT

UNIT 1 £50,000 pax
UNIT 2 £75,000 pax

SERVICE CHARGE

UNIT 1 £2,257.31
UNIT 2 £3,465.19

BUSINESS RATES

The rates are to be assessed on build completion.

PLANNING

The properties benefit from Class E Planning Consent which allows for a wide range of uses.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

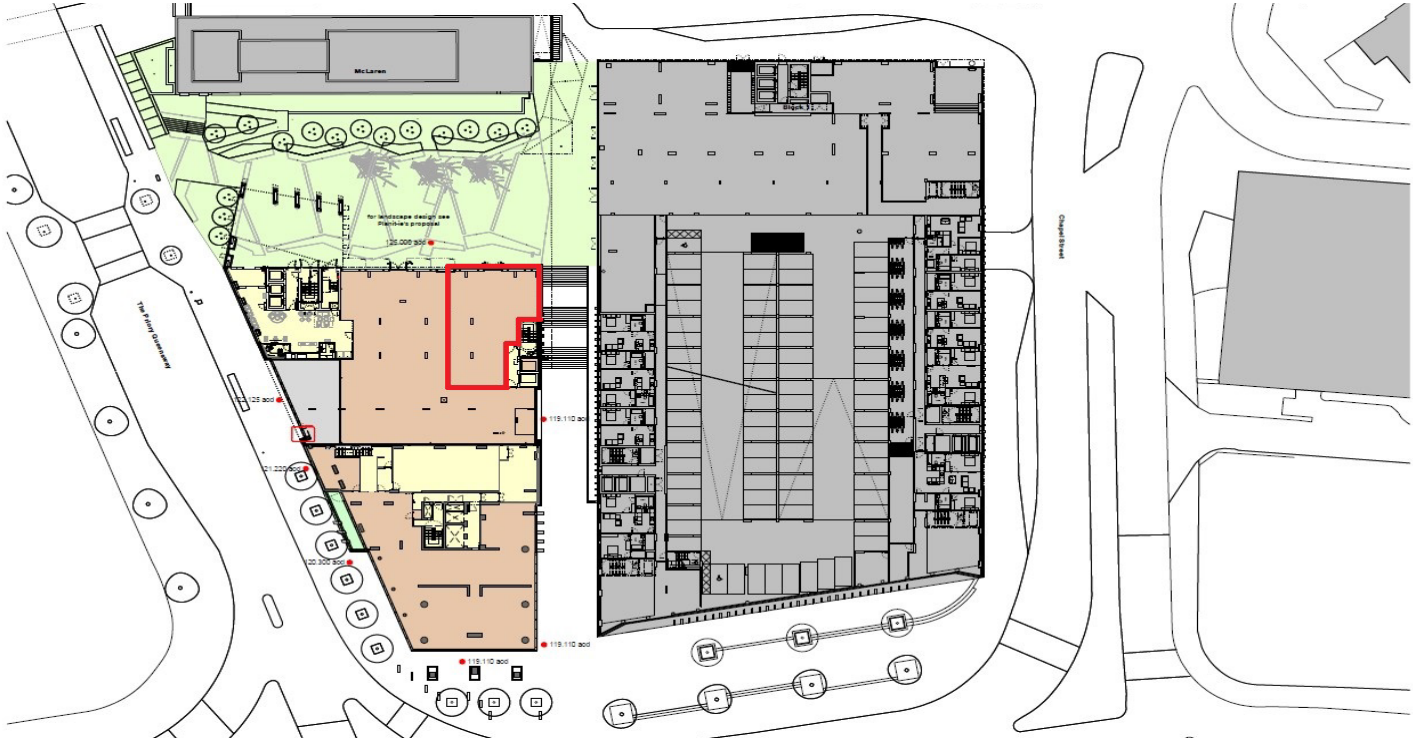
Strictly by appointment with the Sole Retained Agents.



COMMERCIAL SPACE TO LET

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Birmingham
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UNIT 1



UNIT 2

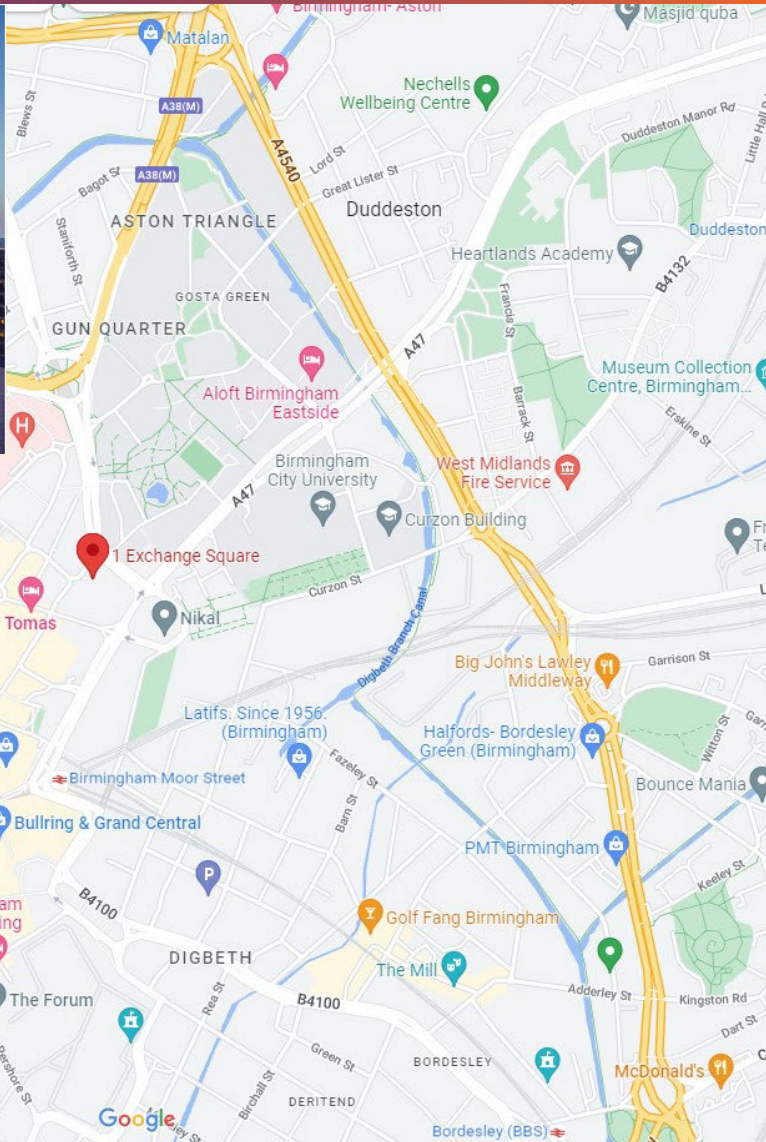


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Phase II Exchange Square

Birmingham

B4 7LR



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