

TO LET

MAILBOX, Unit 40a, Birmingham, B1 1RE

One iconic building. Endless experiences.



Location

Birmingham is the UK second largest City, with a shopping catchment of 7.2million people. The city is currently experiencing a new era of capital investment due to the increasing demand for residential, offices and retail on behalf of occupiers. The City of 1000 trades has now cemented itself as one of the UK's dominant retailing and leisure destination.

Description

This retail/leisure property is located within The Mailbox Shopping Centre. Tenants include - The BBC, Castle Fine Art, Tesco, Everyman cinema, Malmaison Hotel, Gas Street Social, Medicine Bakery, Toni & Guy & Nando's.

Address

	Sq M	Sq Ft
Level 2 - Unit 40a	120.77	1,300
Total	120.77	1,300

Rent

£40,000 Per Annum Exclusive

Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

VAT

All prices are quoted exclusive of VAT.

Business Rates

RV £28,750 (2023)
RV (2023) 28,750

Legal Costs

Each party to be responsible for their own legal costs.

EPC

All units have assessments and are available upon request.

Service Charge

The Mailbox operates a comprehensive Service Charge Scheme, as would be expected of a best-in-class covered shopping mall. Charge for 2026: £14,950 pax.

Viewings

Strictly by appointment with the Sole Retained Agents.

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Available Units

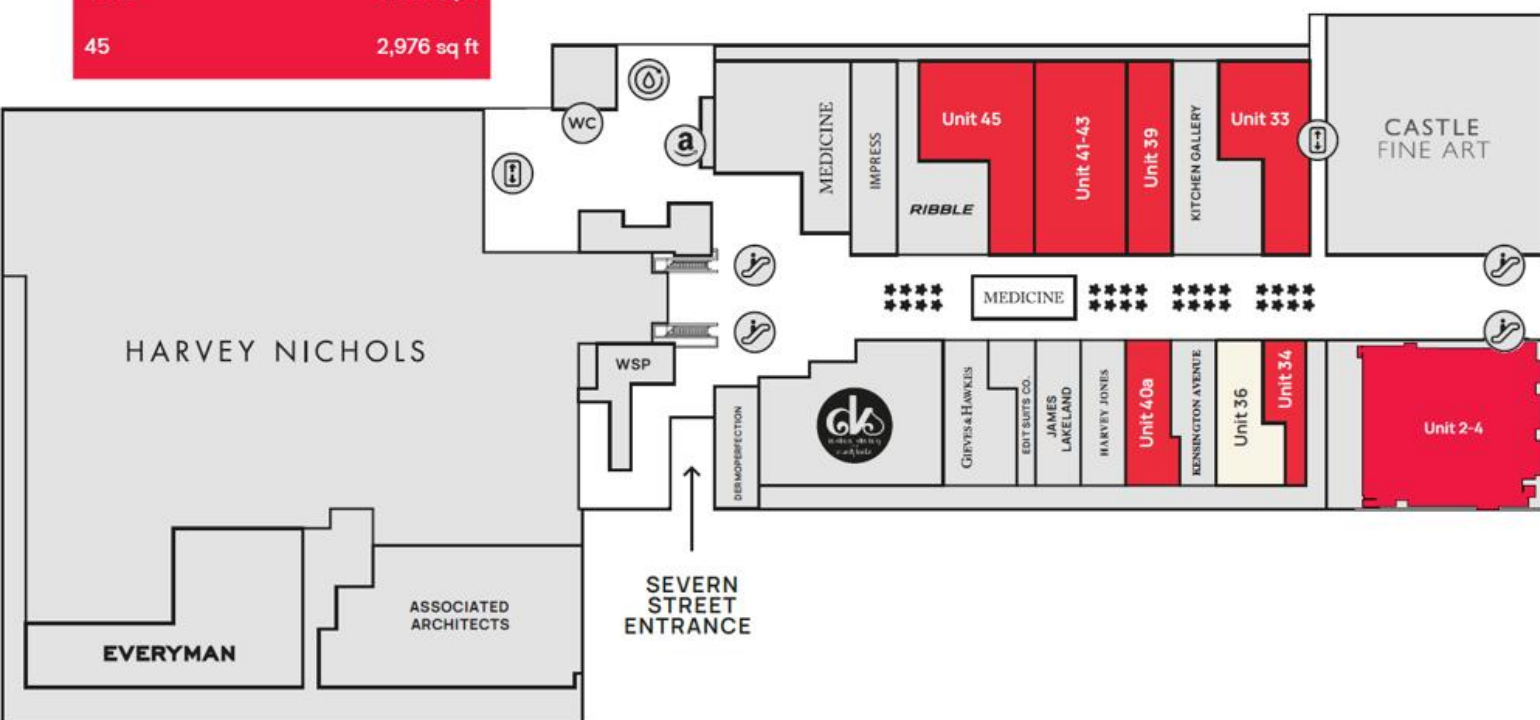
Size

KEY

- Level 2
- Available Units
- Under Offer



33	2,383 sq.ft
34	829 sq ft
36 (Under offer)	1,229 sq ft
39	1,634 sq ft
40a	1,300 sq ft
41-43	3,331 sq ft
45	2,976 sq ft



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Creative Retail