

# RETAIL Birmingham

## Two Snow Hill



### SHOP TO LET

#### LOCATION

Located at the heart of Birmingham's Colmore Business District, Two Snowhill is close to Snow Hill station – providing access to mainline rail services and the Midlands Metro – as well as an endless list of leisure, retail and business opportunities.

#### SITUATION

Approximately, One million sq ft of offices above the unit, spanning over 3 buildings, over 5,000 direct office staff occupying the offices businesses including KPNG, Wraggs, and Barclays. Also, there is a proposed development of a 332 apartment building all within striking distance to this unit.

#### LEASE

The premises are to be made available by way of new effective full repairing and insuring leases for terms to be agreed.

#### RENT

On Application

#### LEGAL COSTS

Each party to be responsible for their own legal costs.

#### EPC

A copy of the Energy Performance Certificate is available on request.

#### ACCOMMODATION

Ground Floor	3,326 sq ft	308 sq m
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#### BUSINESS RATES & SERVICE CHARGE

Rateable Value	£ TBA
Rates Payable (24/25)	£ TBA
Service Charge (24/25)	£ TBA

#### 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.

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

#### VIEWING

For further information or to arrange a viewing, please contact:

#### BWD

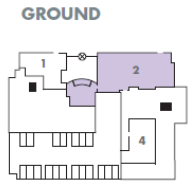
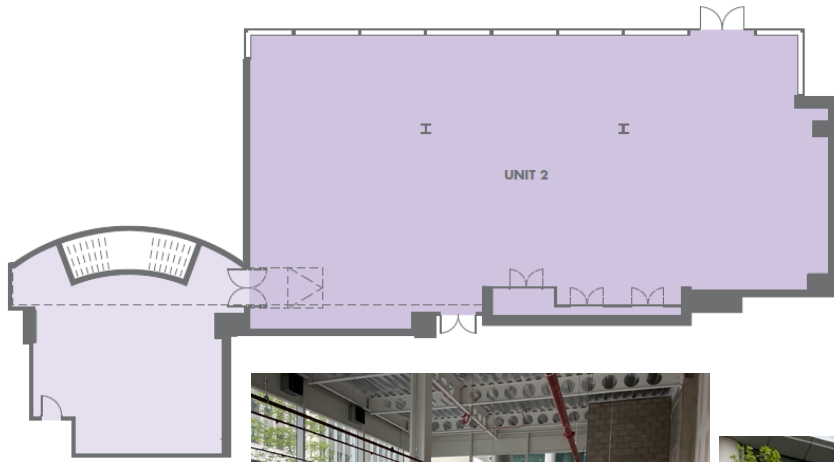
Nick De-Pons  
07767 768 423  
ndepons@bwdretail.co.uk

Richard Bidwell  
07747534357  
rbidwell@bwdretail.co.uk

## UNIT 2 QUEENSWAY ENTRANCE

Ground floor 309 SQ M / 3,326 SQ FT

Ancillary 74 SQ M / 795 SQ FT



GROUND



SNOWHILL

