

TO LET

28 Pickford Street,
Birmingham,
West Midlands,
B5 5QH

Modern Office Suite

- Access 24/7
- 10 Allocated car parking spaces
- Located next to BBC Birmingham
- 1,860 sq ft
- On-site gym
- 5 minutes' walk from Moor Street Train station and Bull Ring
- Secure gated car park with CCTV



TO LET

28 Pickford Street,
Birmingham,
West Midlands,
B5 5QH

Modern Office Suite



Location

The premises front onto Pickford St, lie close to the junction with Fazeley St and are situated within the sought after Digbeth area of Birmingham.

The premises are located next to the new BBC Birmingham studios and a short walk from The Custard Factory, Digbeth Loc Film Studios, Moor St Train Station and to Curzon St Train Station where HS2 trains will arrive into Birmingham.

Description

This second-floor office suite is accessed via stairs or passenger lift and offers modern open planned accommodation that benefits from 10 allocated car parking spaces.

Occupiers will also have use of a large communal kitchen and on-site gym: conference facilities are also available at a small additional cost.

Accommodation

Address	Sq M	Sq Ft
NIA	172.79	1,860
Total	172.79	1,860

Rent

£27,500 Per Annum Exclusive

Tenure

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

VAT

The property has not been elected for VAT purposes.

Business Rates

The premises are listed with Birmingham City Council and have a Rateable Value of **£26,000**.

Business Rates Payable are **£12,974 pa**.

Legal Costs

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

EPC

A copy of the certificate is available on request.

Service Charge

There will be an annual service charge levied on the premises to cover the cost of communal cleaning & maintenance, security, buildings insurance.

This will be approximately **£0.95 per sq ft**.

Security

It is likely that the Landlord will require a security deposit and/or personal guarantee by way of security from the successful applicant, together with credit/company checks as appropriate.

Viewings

Strictly by appointment with the Sole Retained Agents.

0121 400 0407
creative-retail.co.uk

Creative Retail

TO LET

28 Pickford Street,
Birmingham,
West Midlands,
B5 5QH

Modern Office Suite

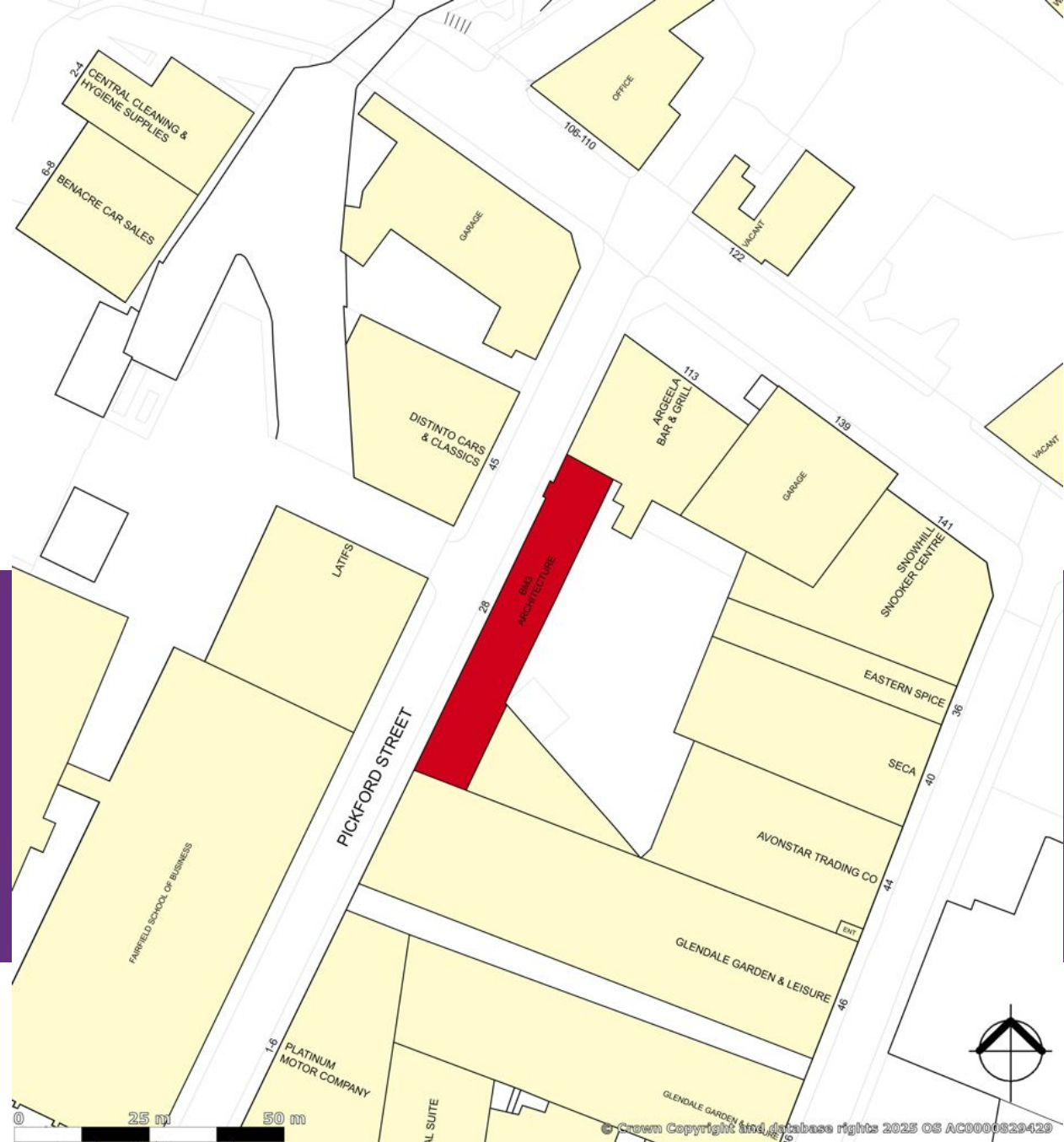
CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

George Xydias

george@creative-retail.co.uk



0121 400 0407
creative-retail.co.uk

Creative Retail