

TO LET

Eleven Brindley Place,
2 Brunswick Square, Birmingham
B1 2LP



Location

Birmingham is the UK second largest City, with a shopping catchment of 7.2 million 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 destinations.

Description

The subject property sits within 11 Brindley Place, a 12-storey office development in the heart of Brindley Place. The estate is a large mixed use canal side office, residential, leisure and F&B development in Birmingham City Centre.

This ground floor and mezzanine property is located opposite **The Hilton Hotel**, and Brindley Place Car Park.

Other nearby retailers include **Pret a Manger**, **Piccolinos**, **Bank**, **Zizzi**, **The Sea Life Centre**, and **Lego Discovery Centre**.

Accommodation

Address	Sq M	Sq Ft
Ground Floor	250.83	2,700
Mezzanine	244.42	2,631
Total	495.25	5,331

Rent

£90,000 Per Annum Exclusive.

Service Charge

An annual service charge of **£29,000**.

Tenure

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

Business Rates

We are advised that the rating assessment is as follows:

Rateable Value: £77,000

Please contact the Local Authority for further information.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

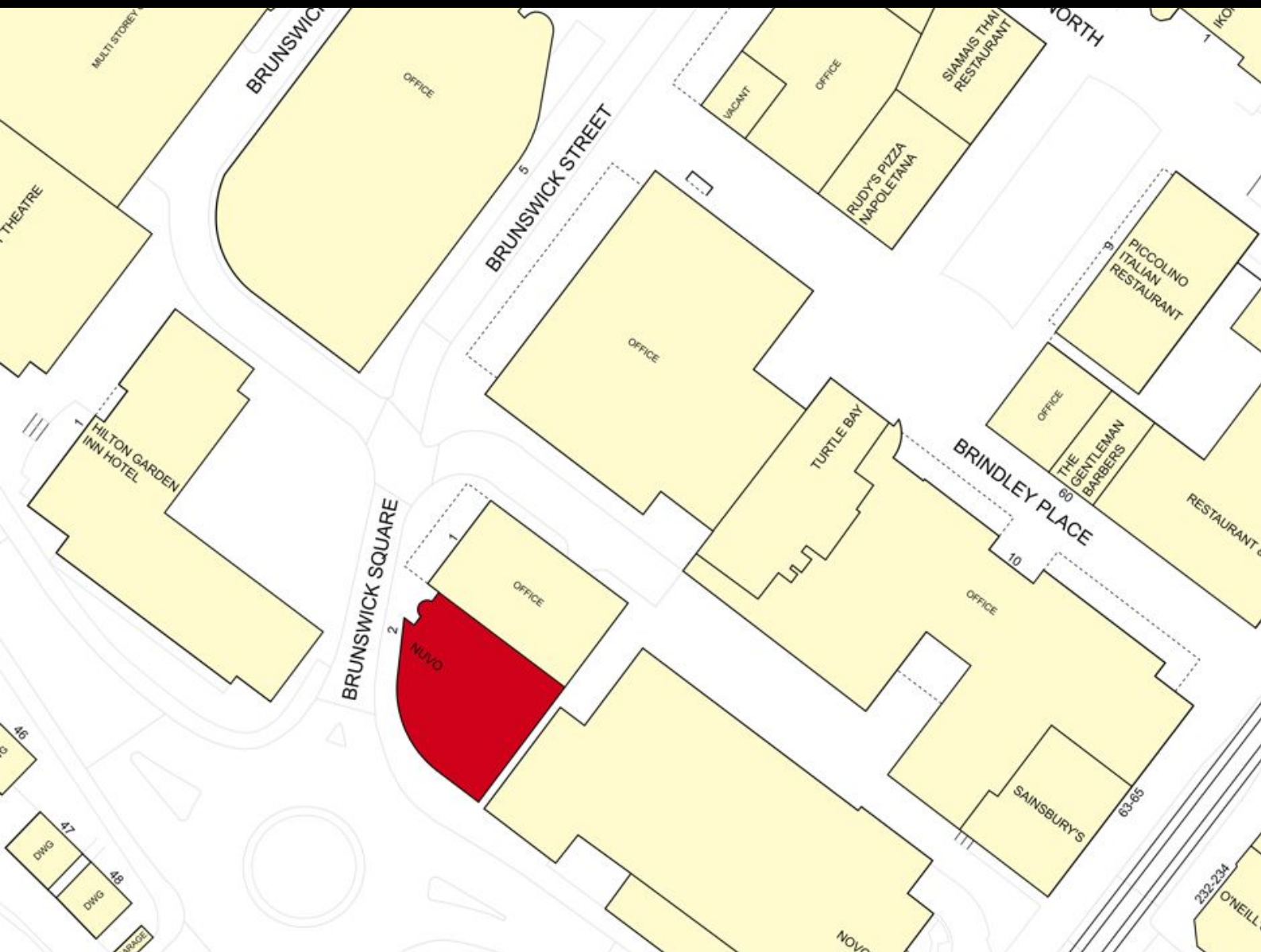
A copy of the EPC is available upon request.

Viewings

Strictly by appointment with the Sole Retained Agents.

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Creative Retail