

Unit 4, St Martin's Place, Broad Street, Birmingham, B15 1ED



TO LET

Newly Constructed Ground Floor Commercial Unit

Net Internal Area: 1,532 ft²

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Newly Constructed Ground Floor Commercial Unit - Available to Let

Overview

- Newly Constructed Unit
- Shell and Core
- Full Height Glass Elevations
- Central Location
- 288 Apartments Above and Circa 1,000 units within a short walk
- Car Parking Available Close By
- Close Proximity to Five Ways Railway Station



Location

St Martins Place is situated fronting Broad Street almost adjacent to Five Ways Island within the inner ring road and being accessed just off Islington Row Middleway (A4540).

Directions

St Martins Place offers exclusive luxury living within the heart of Birmingham City Centre.

We have the pleasure of offering commercial units on the ground floor of this prestigious development which can be used for a variety of uses.

The unit has been fitted by the previous tenant and benefits from laminate flooring, partition walls, bar and WC facility.

Terms

The property is available on a new lease for a term of years to be agreed at a rental of £22,980 per annum.

VAT

All prices quoted are exclusive of VAT which may be payable.

Services

Electricity, Water and Drainage has been bought into all units.

Rateable Value

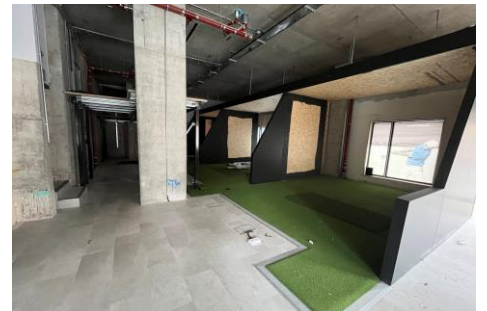
Awaiting assessment.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Legal Fees

Each party to be responsible for their own legal cost incurred during this transaction.



Planning Use

We understand the property has planning permission under Use Class E but would recommend contacting the local planning department for confirmation.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

Money Laundering

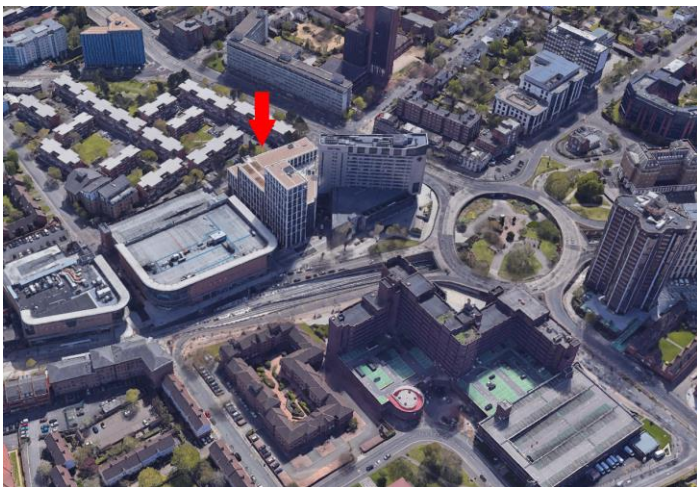
In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the tenant.

Availability

The property is immediately available, subject to the completion of legal formalities.

Viewings

Strictly via the sole selling agent
Siddall Jones on:
0121 638 0500



Unit	Size (ft2)	Rental (per annum)
Unit 1	766.4 ft2	LET
Unit 2	1,208.8 ft2	LET
Unit 3	1,204.4 ft2	LET
Unit 4	1,531.8 ft2	£22,980 per annum
Unit 5	824.6 ft2	LET