

The Courtyard, 2-4 Pritchett Street, Birmingham, B6 4HG



TO LET

A New Development Comprising 12x
Office, Studio & Ground Floor Retail Units

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A New Affordable Office/Studio Development, Located Within Close Proximity to Birmingham City Centre

Overview

- A New Self Contained, Front Door Office/Studio Development
- Built Around a Central Courtyard with Loading Access
- Integrated Kitchen and WCs to All Units
- Character Features - Exposed Brick Walls/Hardwood Floors & Feature Lighting
- 24/7 Access / 365 days
- Open Plan Accommodation
- Low Monthly Rentals
- Immediately Available



Location

The property is situated on Pritchett Street close to its junction with New John Street West and being situated only 2.5 miles from Birmingham City Centre.

Communication links are excellent being only a few hundred yards from Dartmouth Circus, linking with the A38(M) and the national motorway network at J6 M6.

The HS2 station at Curzon street and Eastside are also within walking distance along with Snow Hill.

Description

The development comprises a mix of self-contained front door offices and studios that have been refurbished to a high standard whilst retaining may of their industrial character.

Each unit benefits from steel crittal windows, exposed brick walls, hard wood flooring and feature lighting along with integrated kitchen and WC facilities.

The development is centred around a paved courtyard with roller shutter access via Pritchett Street.

Business Rates

The suite has yet to be assessed for rating purposes.

However, we expect the suite to be eligible for Small Business Rates Relief.

We would, however, recommend all prospective tenants make their own enquiries to satisfy themselves to this regard.

VAT

All prices quoted are exclusive of VAT which is NOT payable.

Legal Costs

An easy to understand lease will be prepared by the landlord at no cost to the tenant.



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Energy Performance Certificate

Available on request from the agent.

Availability

The property is immediately available following the completion of legal formalities.

Viewing

Strictly via the sole agents Siddall Jones on 0121 638 0500

Availability Schedule

Unit no	Floor	Size (ft ²)	Rental (PCM)	Rental (Per Annum)
Unit 9	Ground	376	£650.00	£7,800
Unit 10	Ground	462	£700.00	£8,400



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.