

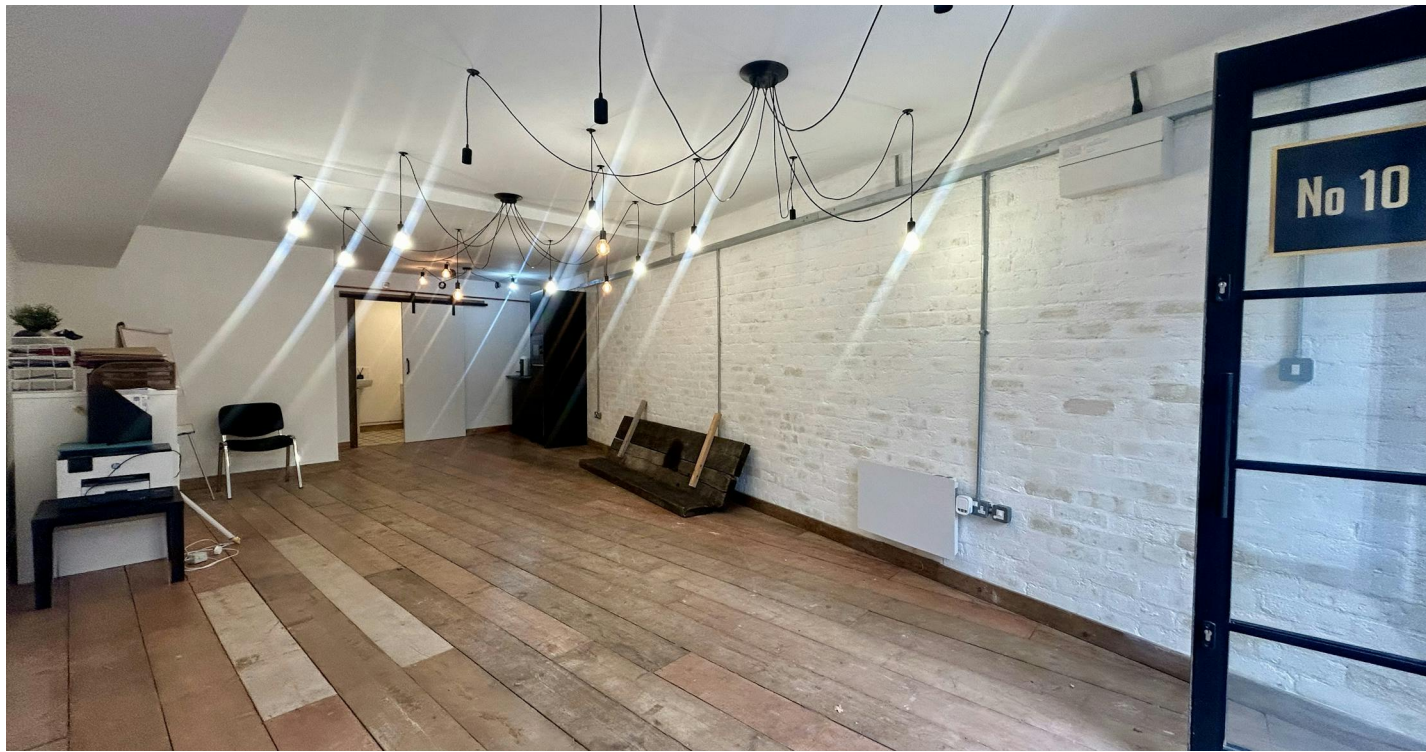
THE COURTYARD, 2-4 PRITCHETT STREET, BIRMINGHAM, B6 4HG

OFFICE TO LET | 462 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

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

- Integrated Kitchen and WC
- 24/7 Access / 365 days
- Open Plan Accommodation
- Immediately Available



DESCRIPTION

The development comprises a mix of self-contained front door offices and studios that have been refurbished to a high standard whilst retaining many 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 centered around a paved courtyard with roller shutter access via Pritchett Street.

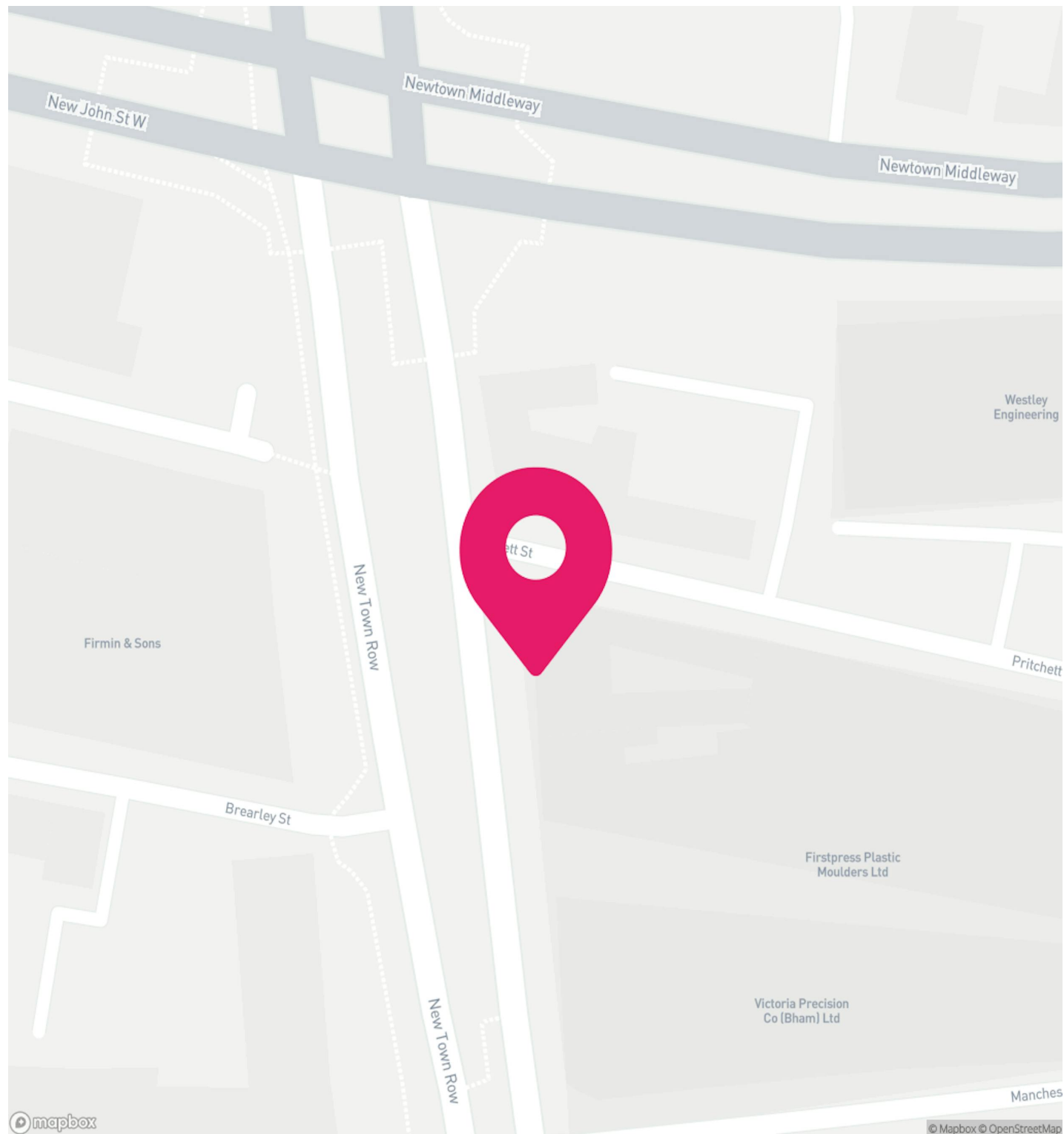


LOCATION

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.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

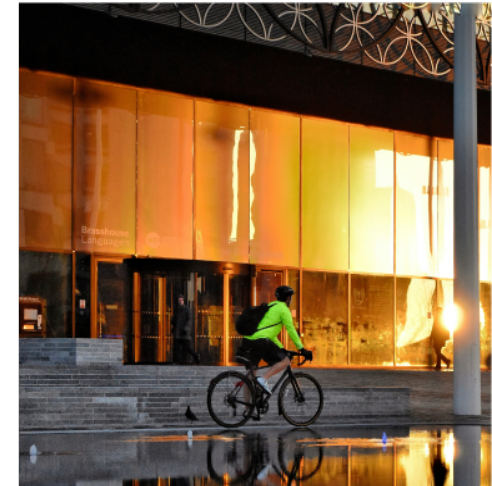
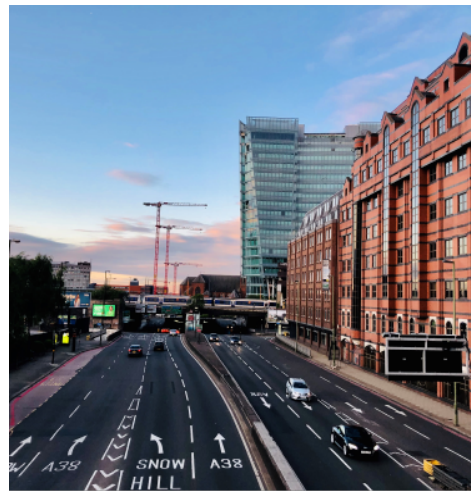
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

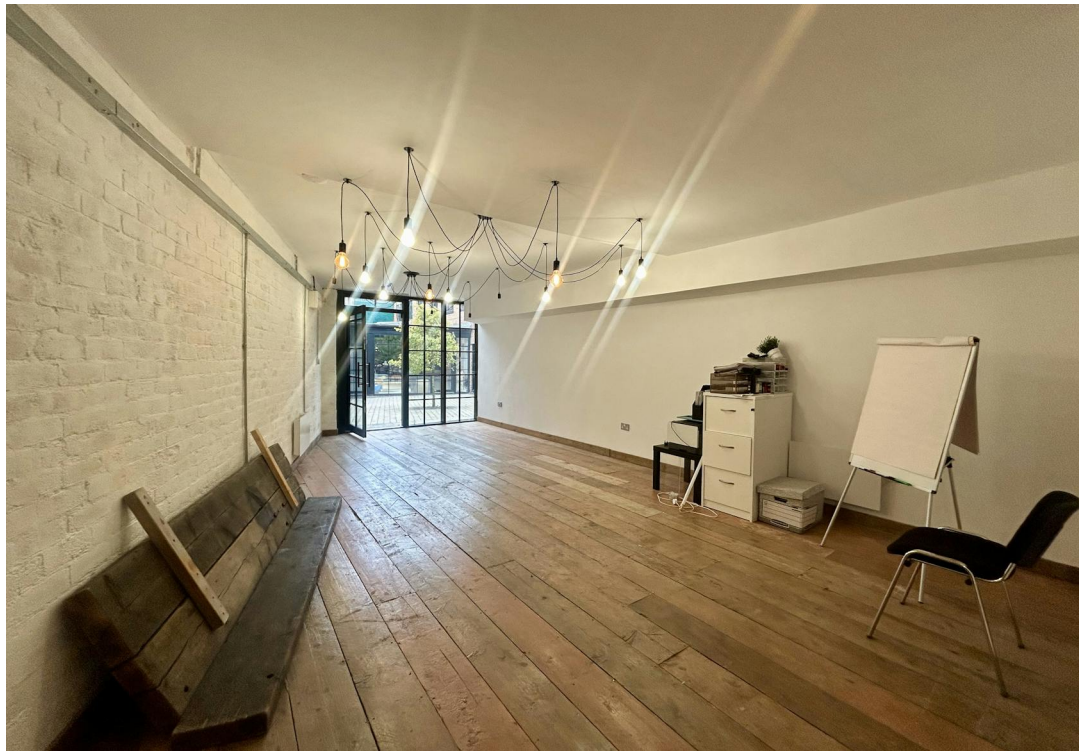
Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham’s city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





AVAILABILITY

Name	sq ft	sq m	Availability
Unit - 10 (Ground)	462	42.92	Available
Unit - 9 (Ground)	376	34.93	Let
Unit - 1 - Office/Retail (Ground)	344	31.96	Let
Unit - 2 - Office/Retail (Ground)	721	66.98	Let
Unit - 3 (First)	871	80.92	Let
Unit - 4 - Workshop (Ground)	600	55.74	Let
Unit - 5 (Ground)	1,162	107.95	Let
Unit - 6 (First)	516	47.94	Let
Unit - 7 (First)	485	45.06	Let
Unit - 8 (Ground)	462	42.92	Let
Unit - 11 (First)	462	42.92	Let
Unit - 12 (First)	731	67.91	Let
Total	7,192	668.15	

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.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate available on request from the agent.

AVAILABILITY

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

VIEWINGS

Viewings are strictly via the sole agent Siddall Jones.

LEASE

New Lease

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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