

OFFICE, RETAIL | TO LET



194 ALCESTER STREET, BIRMINGHAM, B12 0NQ
1,110 SQ FT (103.12 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A prominent self contained ground floor commercial unit in Digbeth, Birmingham with car parking

- Self Contained Unit
 - Open Plan Layout
 - Glazed Frontage
 - Air Conditioning
 - 2 Car Parking Spaces Included
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DESCRIPTION

The property comprises a modern ground floor, self contained commercial unit with large glazed frontage to Alcester Street.

The property is entered via a pedestrian door off Alcester Street leading into an open plan reception area with kitchenette and partitioned meeting room off (which could be removed). The remainder of the space is open plan with WCs and storage area.

The unit benefits from air conditioning, perimeter power and data, suspended ceiling with inset lighting and carpet flooring.

Externally, the property benefits from 2x allocated Car Parking spaces.



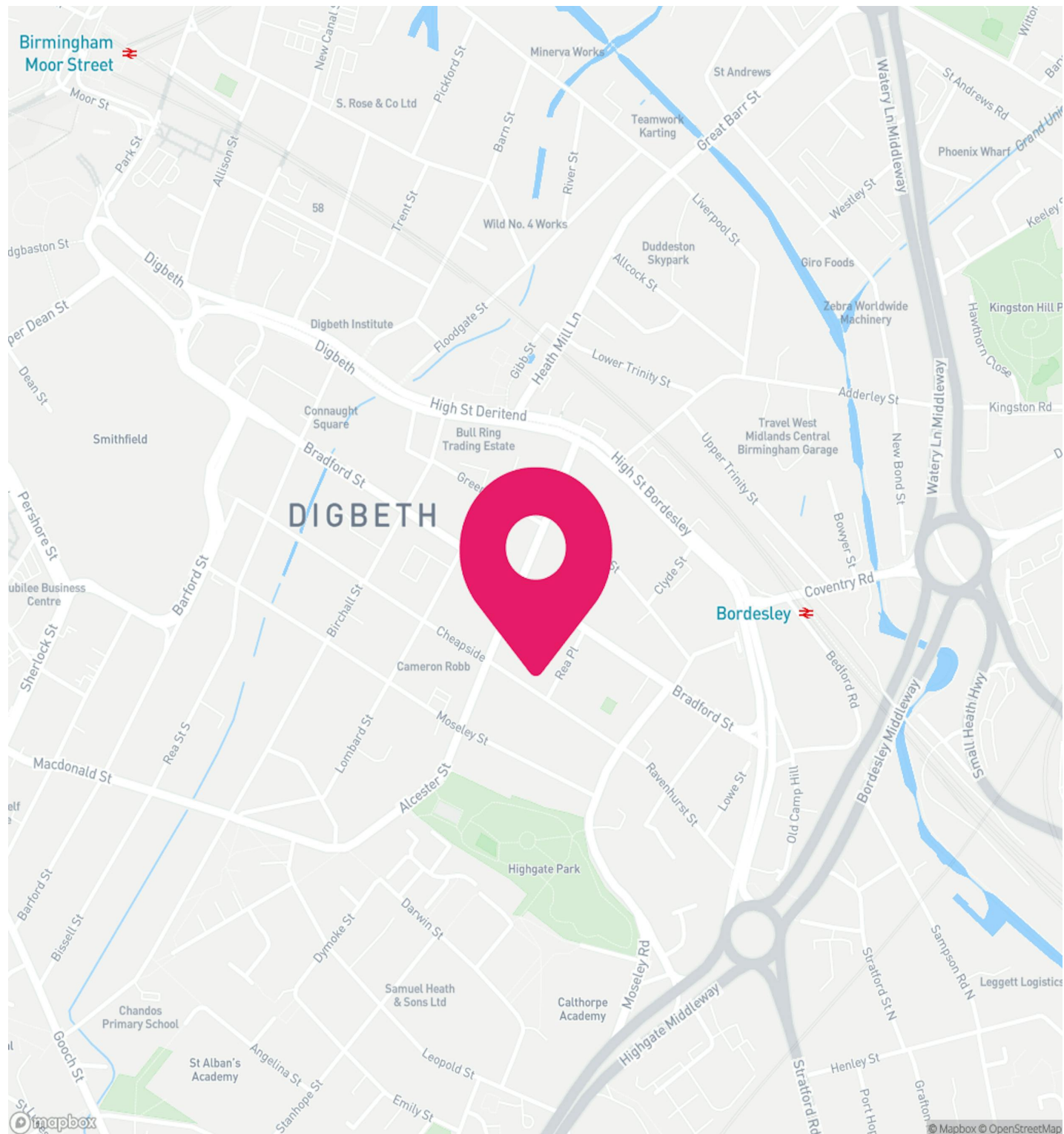
LOCATION

The property is located in a prominent position fronting Alcester Street in Digbeth, Birmingham approximately 1 miles from Birmingham City Centre.

The premises lie within 1 mile of the A38 which leads to national motorway network.

New Street, Moor Street and Snow Hill train stations are within short walking distance.

The immediate vicinity is made up of a mixture of industrial and office accommodation along with redeveloped residential apartments.



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.

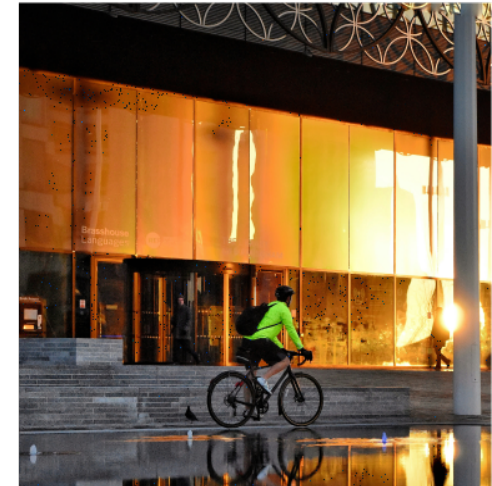
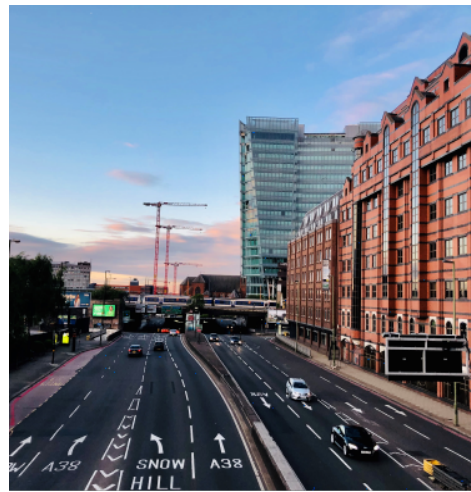
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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
Ground - Ground Floor Office/Retail Unit	1,110	103.12	Available
Total	1,110	103.12	

RATEABLE VALUE

£12,000. We understand the property will qualify for Small Business Rates Relief, subject to tenant's eligibility

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£13,575 per annum On a new lease with length and terms to be agreed.

POSSESSION

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

EPC

C (59)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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