

Cottons

CHARTERED SURVEYORS
TO LET COMMERCIAL PREMISES
Unit 10, The Orb, Tenby Street,
Birmingham, B1 3EL

£13,950 per annum, exclusive,
plus VAT



- New Lease by Negotiation
- Jewellery Quarter Location
- Self Contained, with Kitchen and Toilet
- EPC Rating: E (120)
- Gross Internal Area Circa 65.1 sqm (circa. 700 sq ft)
- Car Parking Space (B28)

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
cottons.co.uk

A modern open plan, retail Office or Commercial Unit including Secure Car Parking Space, located within Birmingham's Historic Jewellery Quarter.

Location

The property is situated within Birmingham's historic Jewellery Quarter, approximately 1 mile north west of the City Centre in a mixed use residential and commercial area. Adjacent or nearby commercial occupiers comprise a vibrant and diverse range of retailers, service-providers, leisure users and office occupiers. The property is located within 1 mile of the Jewellery Quarter and New Street, Railway Stations and within half a mile of St. Pauls Square.

Property Description

A modern, purpose-built ground floor retail commercial or office unit providing flexible commercial accommodation. The premises form part of a mixed use development, the majority of which comprises modern purpose-built flats. The property benefits from electric heating.

Accommodation

Open Plan Retail or Commercial Unit. Kitchen/Staff Room Toilet

Gross Internal Area

The premises have an approximate Gross Internal Area of 65.1 sqm (700 sq ft)

Outside

To the rear of the premises, there is a secure gated area including an allocated parking space on the lower ground floor (Space B28).

Lease

The premises are offered to let by way of a new effective tenant's full repairing and insuring lease having a minimum term certain of three years. Other lease lengths are available by way of negotiation.

Rent

£13,950 per annum, exclusive, plus VAT, payable quarterly in advance, inclusive of car parking.

Rating Assessment

We have made enquiries of the Valuation Office Agency website and have established that the premises have a Rateable Value of £7,600. Occupiers may benefit from Small Business Rates Relief and interested parties should make further enquiries of the charging authority, Birmingham City Council to establish their individual liability for Business Rates.

Energy Performance Certificate (EPC)

Rating: E (120) Please see Energy Performance Certificate attached to these Letting particulars.

Legal Costs

Each party to bear their own legal costs incurred in connection with the preparation and completion of a new lease.

Personal Interest

In accordance with the provisions of the Estate Agents Act 1979, we declare that members of Cottons have a personal interest in the property offered.

Viewings

Strictly via the sole agents, Cottons Chartered Surveyors, Telephone Number 0121 247 2030
Email: ssutton@cottons.co.uk



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