



MARTINEAU *Place*



CAFFÈ
NERO

Argos

Boots

Poundland®

KFC

275,000 sq ft

of retail and F&B floor space.

UNITS AVAILABLE

**SIGNIFICANTLY REDUCED
BUSINESS RATES**

FROM APRIL 2023



THE HEART OF SHOPPING IN BIRMINGHAM.



Major businesses located within a short walk include Lloyds, HSBC, Barclays, DLA Piper, Shoosmiths, Pinsent Masons, KPMG, EY, PWC, WSP, Deutsche Bank, Network Rail and HM Revenue & Customs.

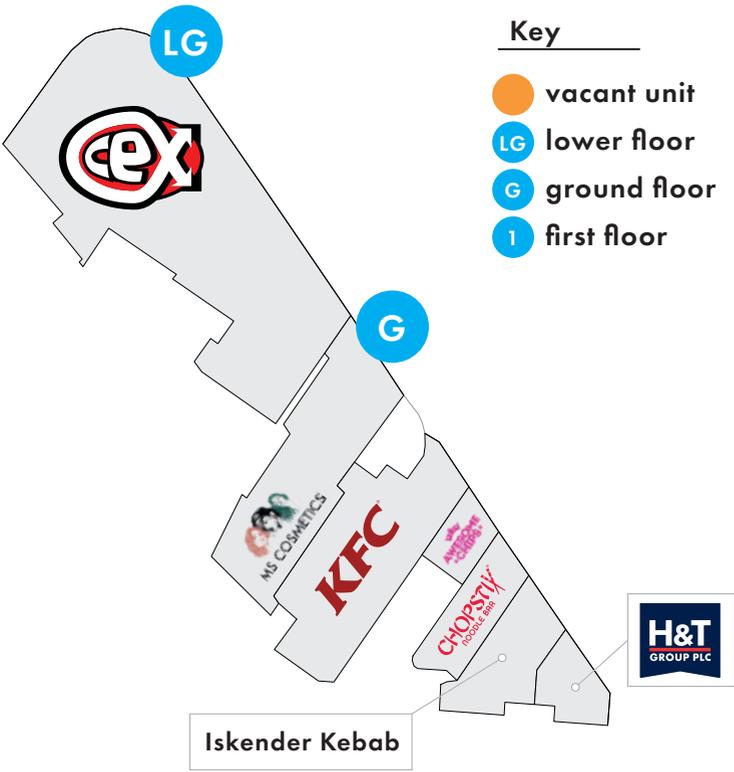
Whether it's the 2022 Commonwealth Games, new city centre developments, public transport improvements, Birmingham is bustling with activity and open for business.

Birmingham is the second-largest city in the UK, with roughly 1.2 million inhabitants within the city area, 2.8 million inhabitants within the urban area, and 4.3 million inhabitants within the metropolitan area.

Prime central location that benefits from excellent transport connectivity and is only a short walk from the 3 city centre train stations.

High footfall environment that benefits from significant frontage onto the High Street and Corporation Street.

UNIT AVAILABILITY.



- Key**
- vacant unit
 - LG lower floor
 - G ground floor
 - 1 first floor

Unit	Area sq ft
S8-9	3,000 Ground
S12A	1,234 Ground
S13	1,085 Ground
	934 Level 1
7A	327 Ground

Unit	Area sq ft
8A	150 Ground
17	2,463 Ground
	2,898 Level 1
18	1,095 Ground
	522 Level 1



FOR LEASING ENQUIRIES PLEASE CONTACT

CREATIVE RETAIL
PROPERTY CONSULTANTS

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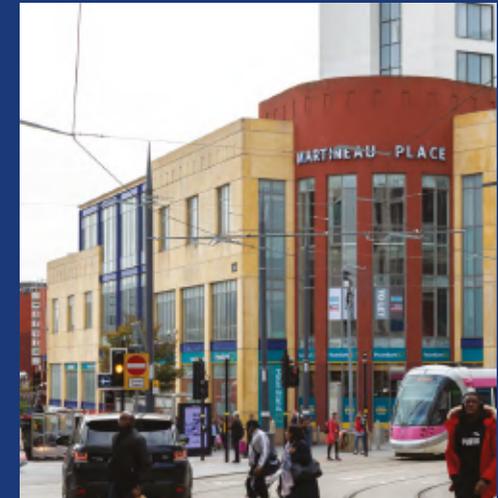
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MISREPRESENTATION ACT

These particulars are intended only as a guide to prospective lessee's to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the landlord is to be, or come, under any liability or claim in respect of their contents. The landlord does not hereby make or give nor does any partner or employee of Avison Young, Colliers International or Wright Silverwood have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective lessee or any other person in any way interested in the property should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective lessee, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract except where expressly stated, offers will be considered only subject to contract. Date 2023.