

BIRMINGHAM

Unit 40, Newtown Shopping
Centre, B19 2SS



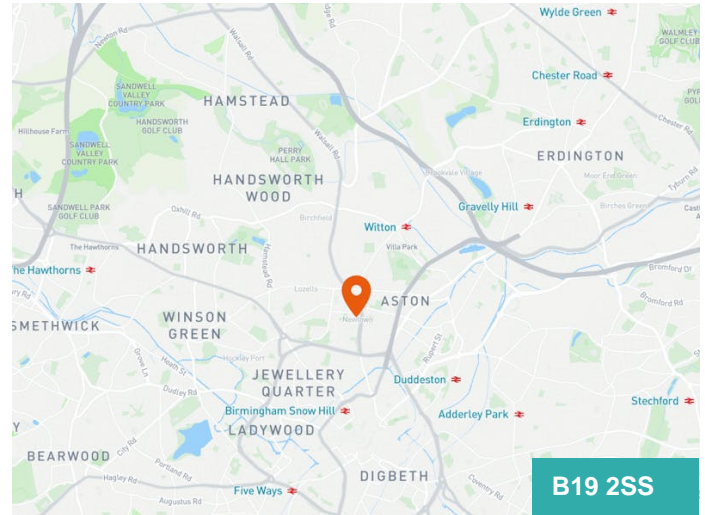
OFFICE / RETAIL / STORAGE TO LET

4,219 TO 41,763 SQ FT

- Self-contained ground floor suite/retail unit
- Large First Floor suitable for storage
- Potential to split, subject to negotiation
- Goods lift to lower ground floor
- 29 allocated car parking spaces
- 1.5 miles north of Birmingham City Centre
- Readily accessible by road and public transport routes

Self-Contained, Office Suite/Retail Unit/Storage with Car Parking

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Summary

Available Size	4,219 to 41,763 sq ft
Rent	£145,000.00 per annum
Rateable Value	£92,000
Service Charge	£49,780 per annum
EPC Rating	B (37)

Description

Unit 40 comprises a self-contained, DDA compliant, ground floor office suite. The space is predominantly open plan accessed through double entrance doors from the main covered walkway of the centre.

Internally the space benefits from internal meeting/training rooms, kitchen, wc facilities and further ancillary accommodation on the lower ground floor accessed via an internal staircase and/or goods lift. Unit 40 is suitable for continued office use, or alternatively ideally suited for retail use being situated within the Shopping Centre.

Location

Newtown Shopping Centre is located approximately 1.5 miles north of Birmingham City Centre, with both local and national occupiers to include Aldi, Farm Foods, Nisa, Greggs and The Post Office.

The location is readily accessible with the A38(M) being within 1 mile and provides direct links to the M40, M42, M5 and M6 motorways. Perry Bar, Witton and Jewellery Quarter train stations are all within 1.5 miles of the property, providing links into Birmingham New Street and Snow Hill Train stations, and is well served by local bus routes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	4,219	391.96	Available
Ground - Ground Floor	14,402	1,337.99	Available
1st - Storage	23,142	2,149.96	Available
Total	41,763	3,879.91	

Viewings

By prior arrangement via the letting agents.

Terms

Available on a new lease for a term of years to be negotiated.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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