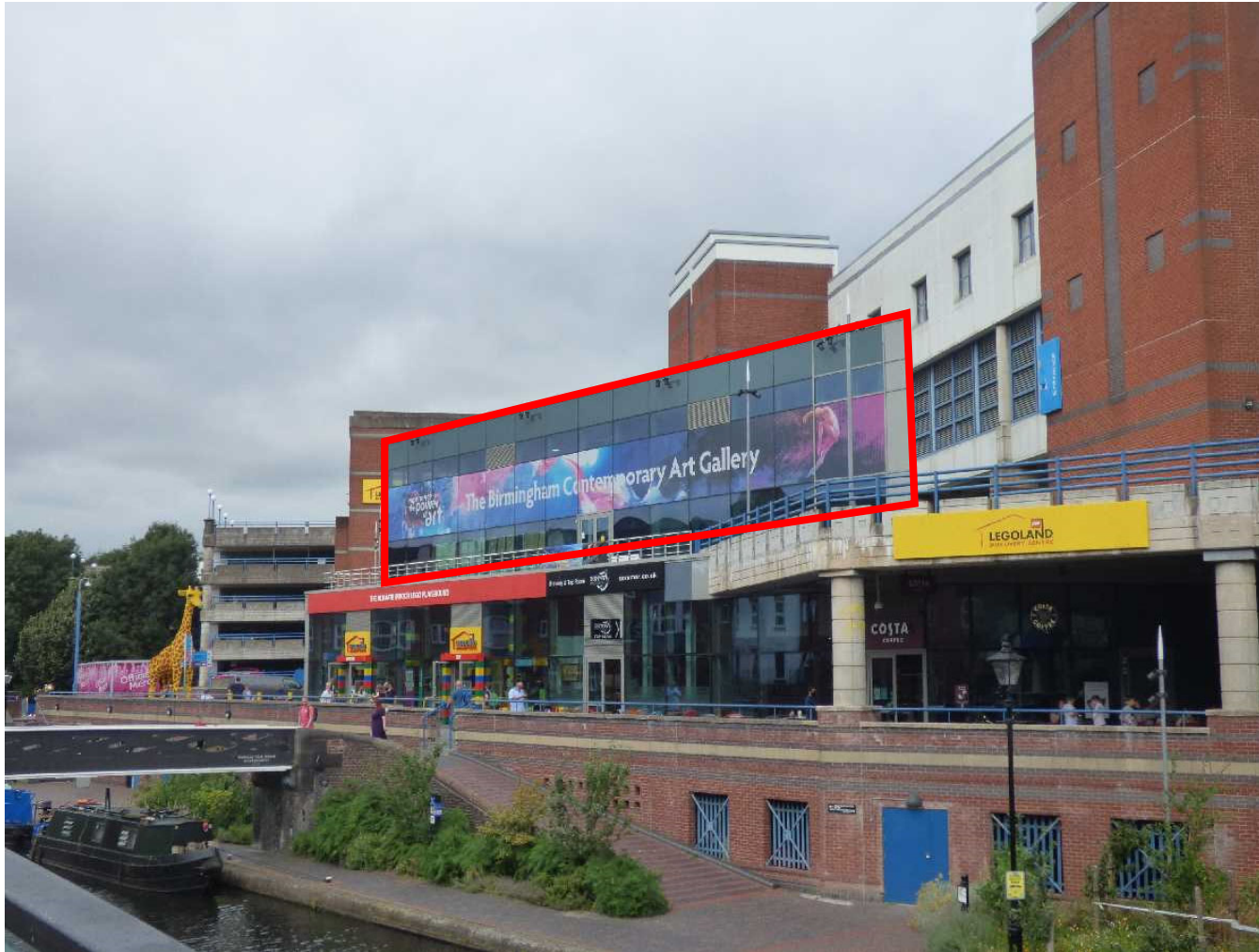


Birmingham

To Let

Unit 5, Utilita Arena, Birmingham, B1 2AA



Last Remaining Unit Available

Retail & Leisure Unit To Let

**AVISON
YOUNG**

Unit 5, Utilita Arena, Birmingham, B1 2AA



Quoting Rent
£25,000 pax



Size
1,658 sq ft



Prominent location
**Near to Brindleyplace, ICC,
Symphony Hall and The National
Sea Life Centre**



Planning
**Suitable for a range of uses within
Class E (subject to necessary
planning)**



Walking time
**Large residential population
located within a 10 minute walk**



Demographics
**40% population under 25 years of
age**

Location

The property forms part of Utilita Arena Birmingham one of the largest and busiest indoor arenas in the UK with a capacity of 15,800 and one of the host venues of the Commonwealth Games in Birmingham. The Arena is situated in close proximity to the **National Sea Life Centre, Symphony Hall,** and **ICC** which collectively attract hundreds of thousands of visitors per year.

Brindleyplace is located across the canal and is home to 10,000 office workers. There is also a large and growing residential population within a 10 minute walk including The Mailbox, The Cube and Symphony Court. As well as an abundance of new developments on Broad Street such as The Mercian which comprises 481 apartments along with the Bank development which comprises two buildings consisting of 189 and 217 apartments respectively

The subject property neighbours operators include **Costa Coffee, Ed's Diner, Sommar Brewery, Moon Cat** and **Legoland Discovery Centre.**

Accommodation

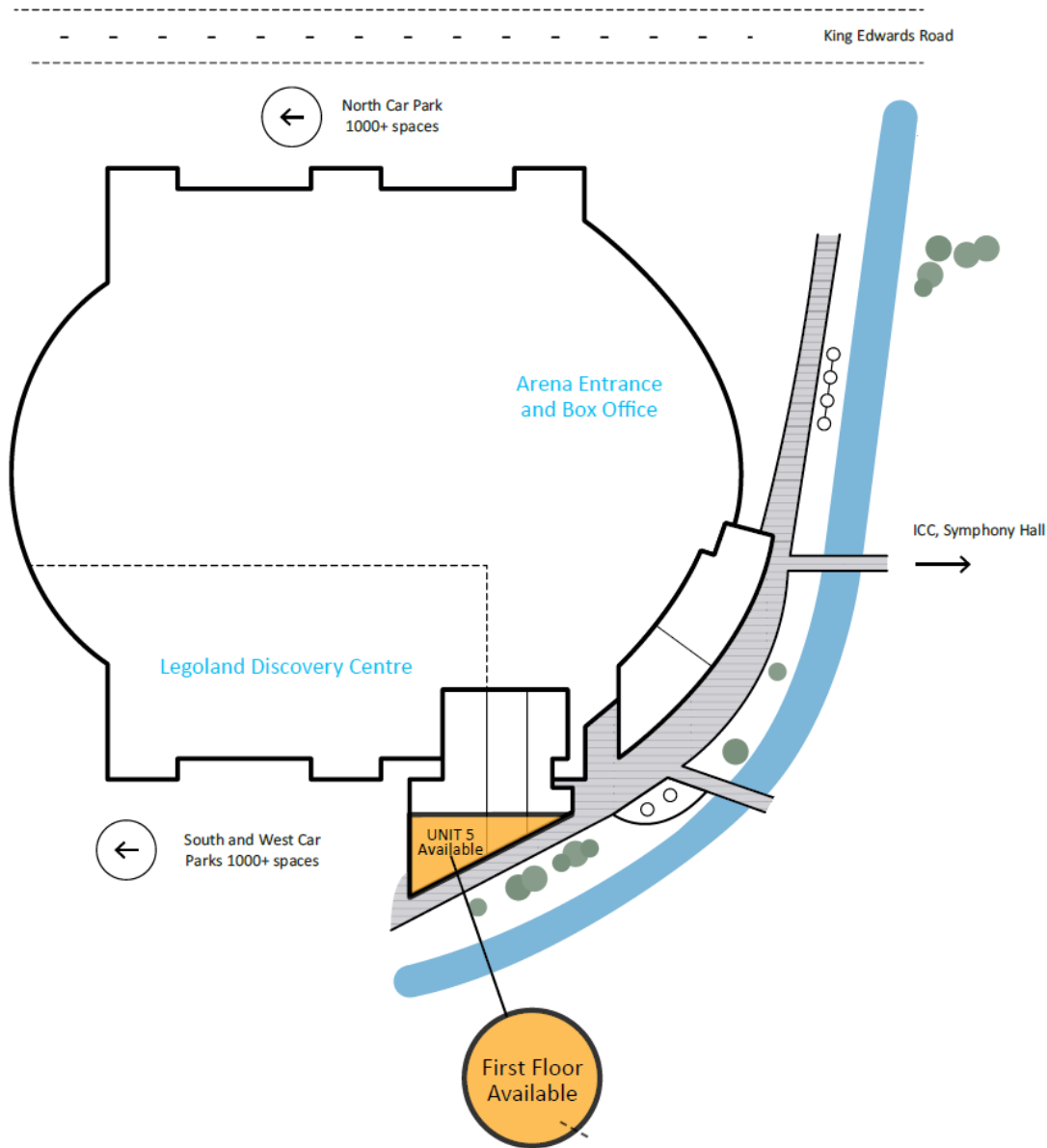
The premises are arranged over ground floor providing the following approximate internal floor areas:

Floor	Area (sq ft)	Area (sq m)
Ground	1,658	154.03
Enclosed Balcony	850	78.97

Lease Terms

Available by way of a new FRI lease on terms to be agreed.

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Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business Rates

The RV of the property is currently assessed within the overall assessment of Arena Birmingham. The tenant will therefore pay 40% of the passing rent as an equivalent amount reflecting the amount payable should the subject property have its own assessment.

EPC

The Energy Performance Asset Rating is C-63. A certificate can be made available.

Legal Costs

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

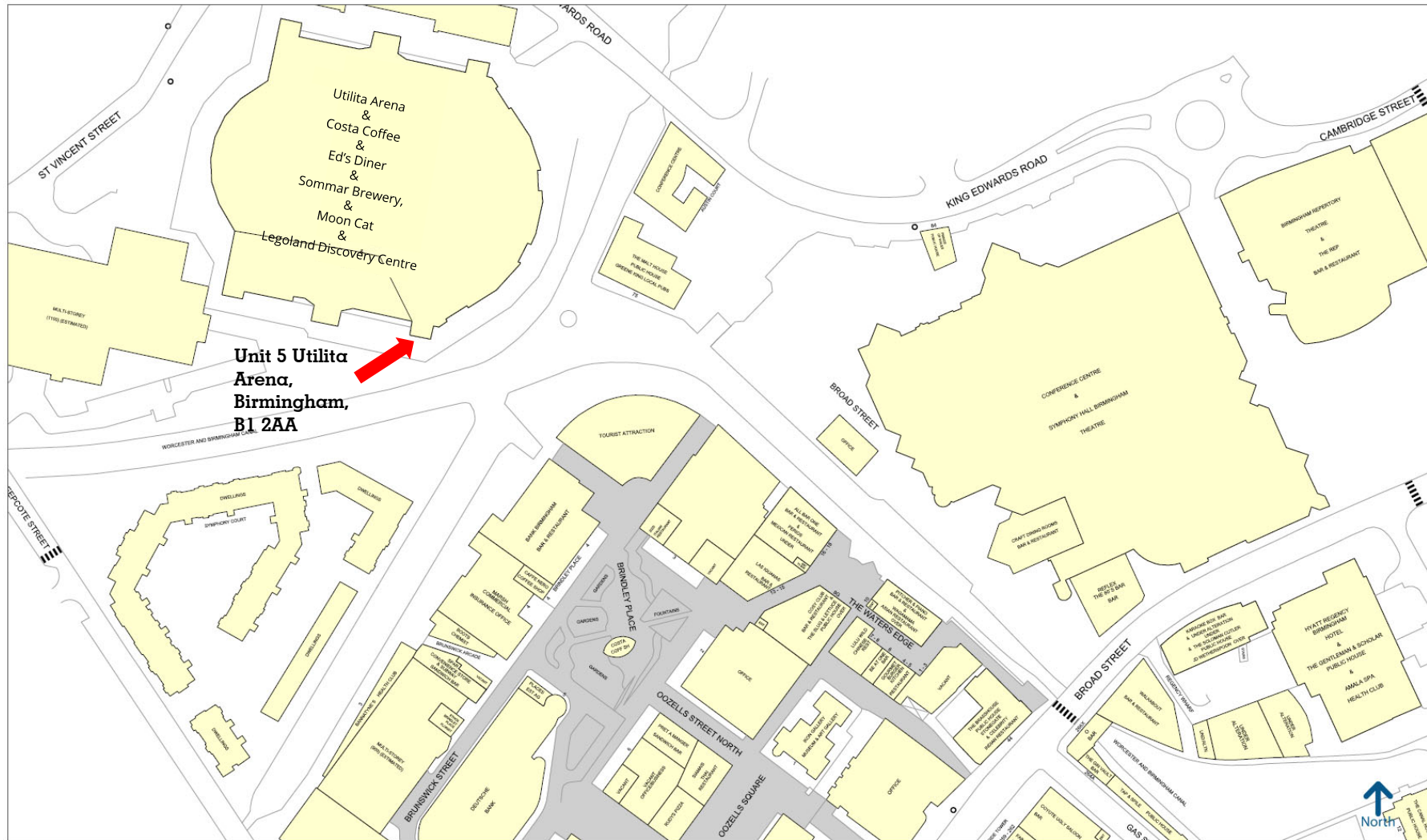
VAT

VAT if applicable will be charged at the standard rate.

Unit 5, Utilita Arena, Birmingham, B1 2AA



Birmingham Central



Experian Goad Plan Created: 13/03/2023
Created By: Avison Young



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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.



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