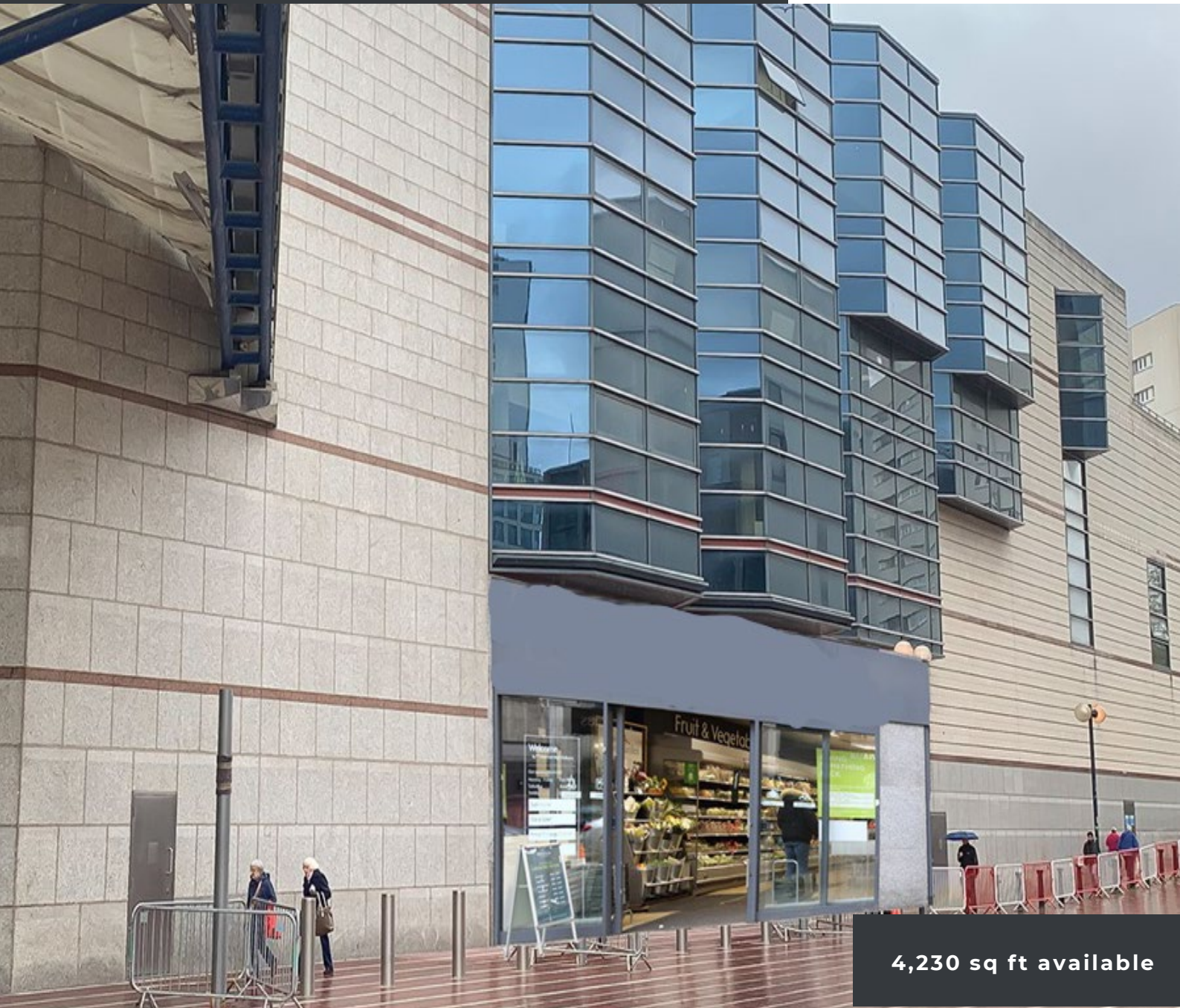


# Birmingham

Unit 7, The ICC, Broad Street,  
Birmingham B1 2EA

## To Let



4,230 sq ft available

**Prominent Retail/Restaurant/Leisure  
Opportunity**

**AVISON  
YOUNG**

# Unit 7, The ICC

## LOCATION

The property forms part of the iconic International Convention Centre (ICC), conveniently situated between Brindleyplace which provides over 1.1 m sq ft of retail, leisure and Grade A office space and Paradise which when completed will provide 1.8m sq ft of vibrant mixed use development of commercial, civic, retail, leisure and hotel space.

In addition, Symphony Hall, The National Sea Life Centre, Utilita Arena Birmingham and Lego's 35,000 sq ft Legoland Discovery Centre attraction are all close by adding year round valuable visitor attractions.

The ICC is one of Europe's premier conference and meeting venues hosting more than 400 events and accommodating over 350,000 delegates each year such as political party conferences. It also serves as a busy connection for pedestrian traffic travelling between Brindleyplace and the CBD.

The property is prominently situated with external fronting on Centenary Square, with internal fronting to the Main Mall within the ICC which has strong pedestrian footfall.

## DESCRIPTION

The property is arranged over ground floor only with an approximate internal floor area of 4,230 sq ft.

## TENURE

A new XLTA lease for a term of years to be agreed and subject to rent reviews.

## RENT

Upon Application.

## PLANNING

The premises will fall under Class E of the Town & Country Planning (Use Classes) Order 2020.

Alternative uses will be considered subject to planning permission.

## SERVICE CHARGE

A service charge is payable. Further details are available on application.

## BUSINESS RATES

The property is to be assessed once it is created.

## EPC

When the property is formed the EPC will be made available.

## VAT

VAT will be charged at the standard rate.

## VIEWINGS

Strictly by prior appointment through Avison Young.

## KEY HIGHLIGHTS



**Pizza Express are taking 7,000 sq ft in the former Craft Dining unit**



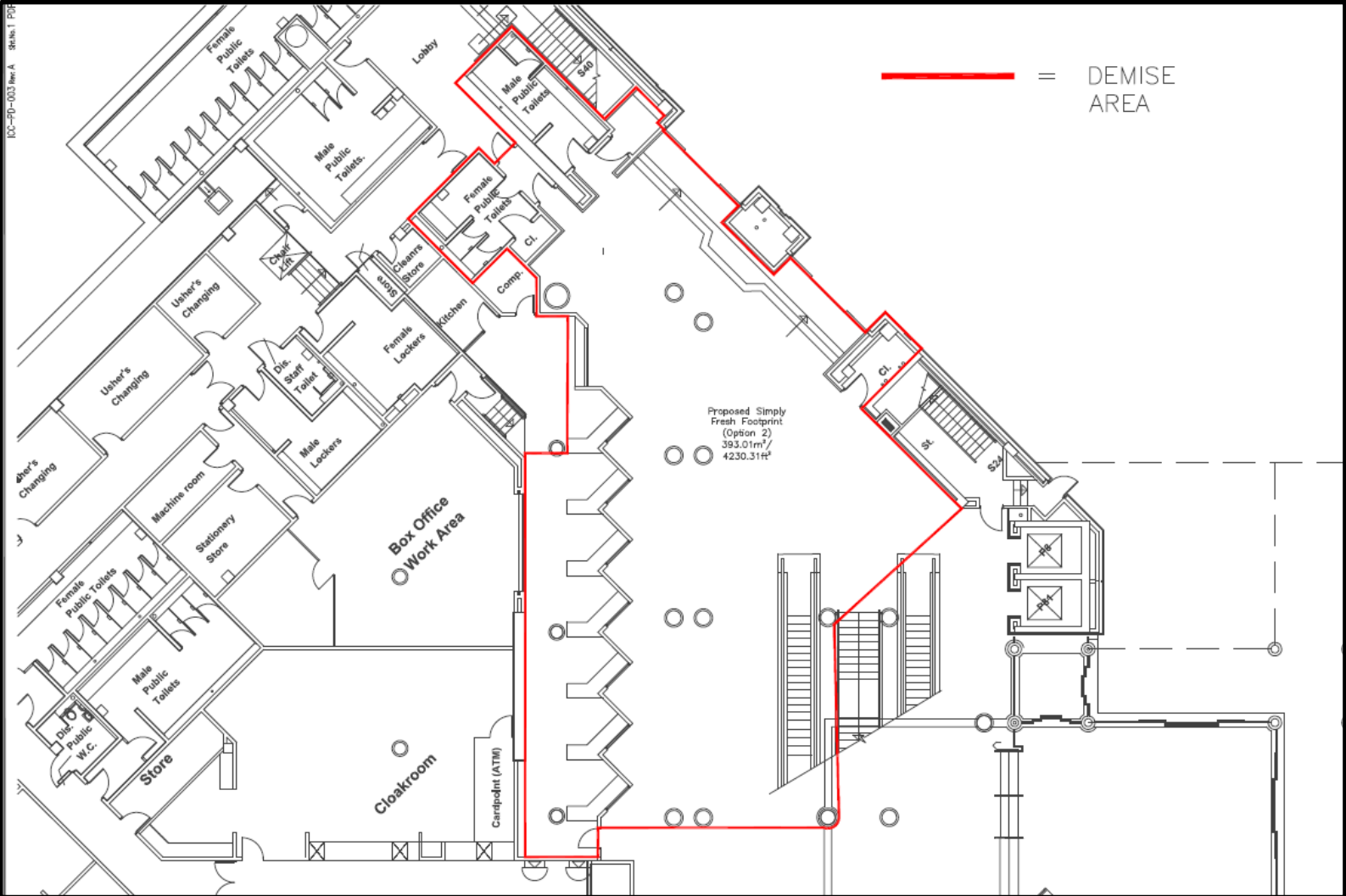
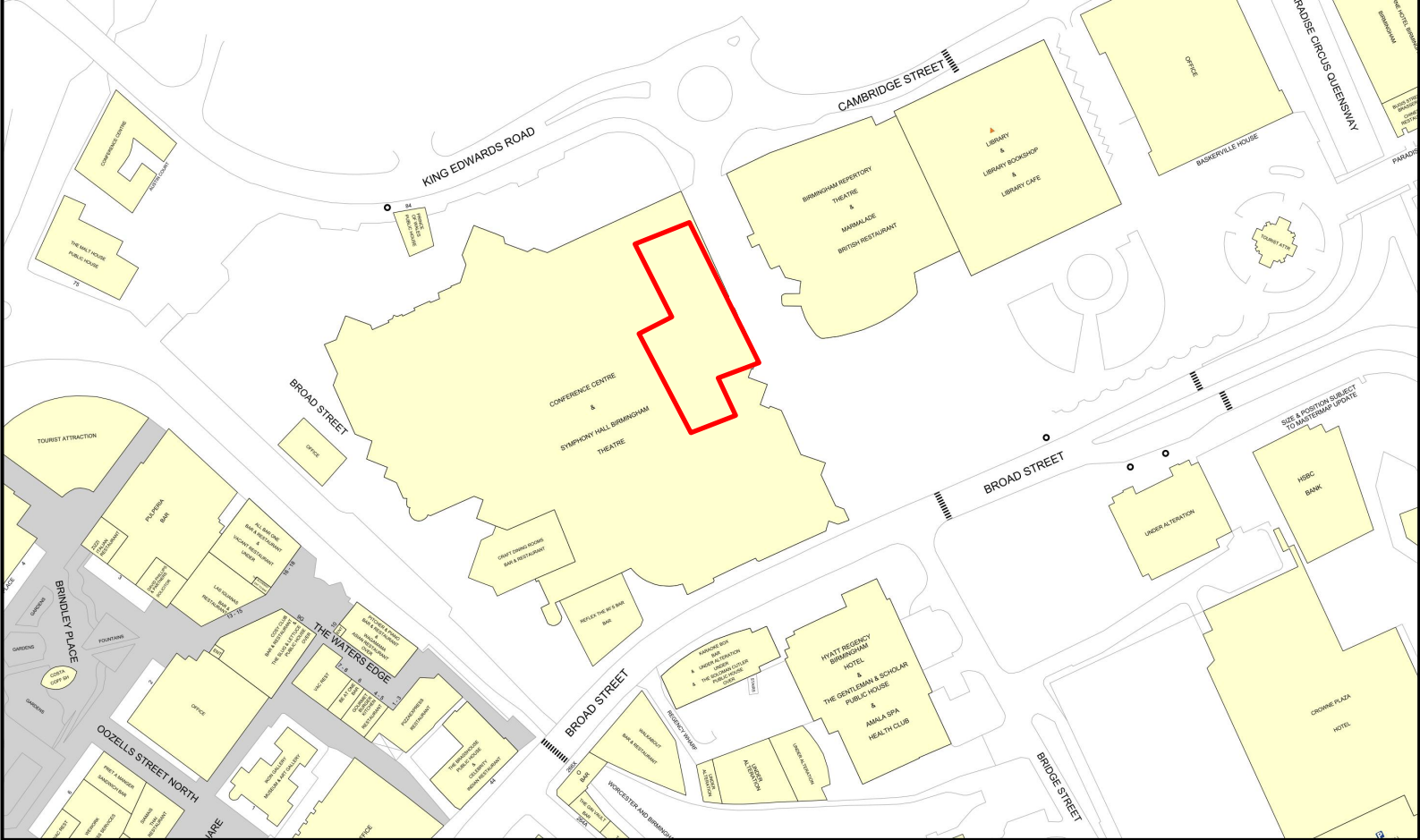
**Close proximity to The Rep and Birmingham Library**



**External frontage onto Centenary Square**



**Nearby occupiers include Castle Fine Art, Starbucks, Subway and Londis**





## Get More Information

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1. Corporate structure and ownership details.
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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