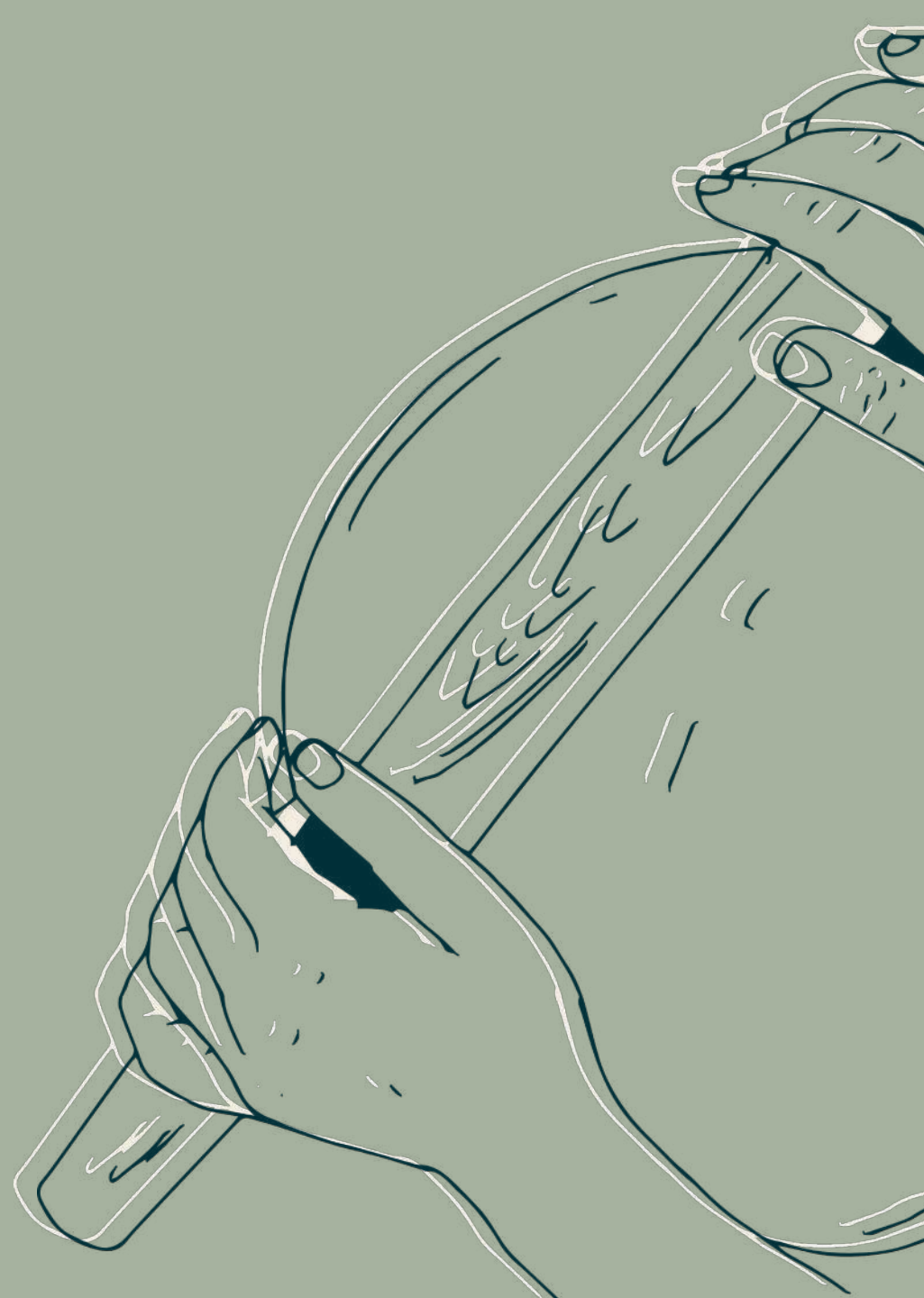
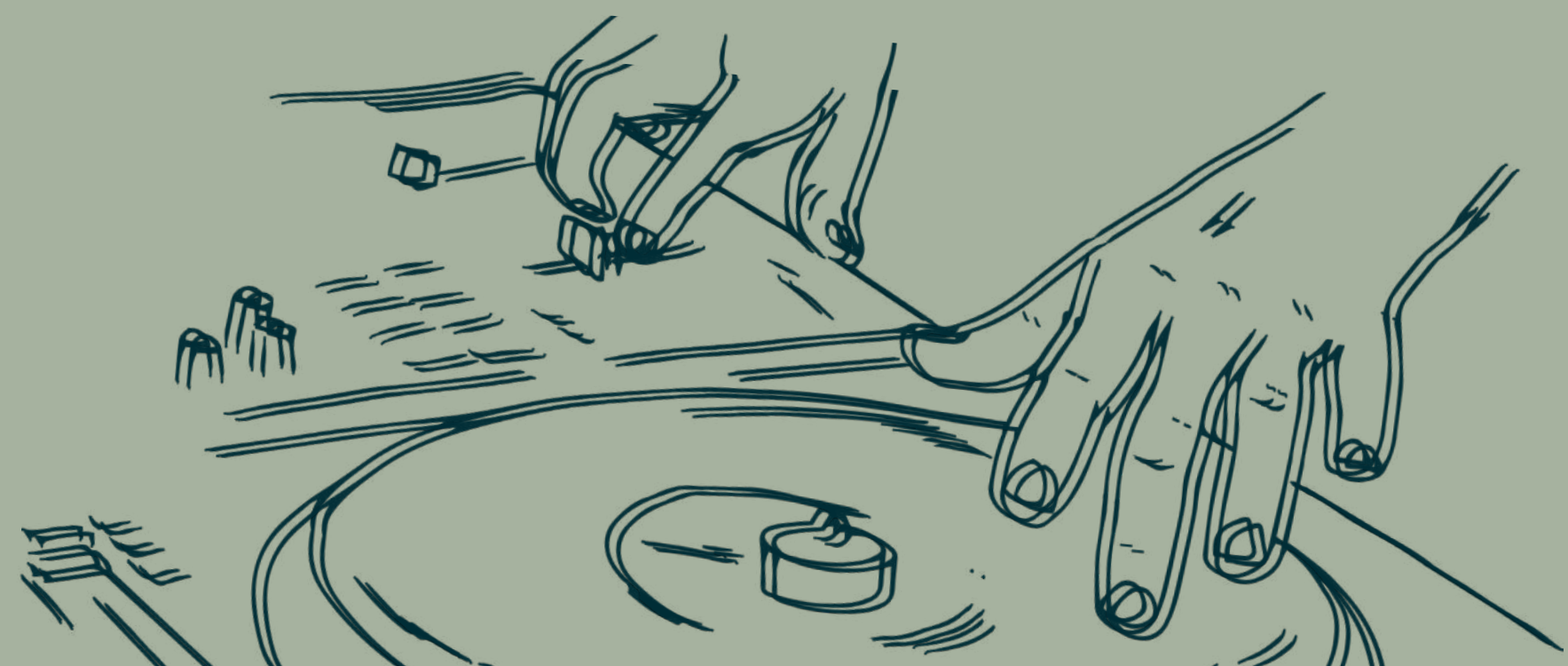
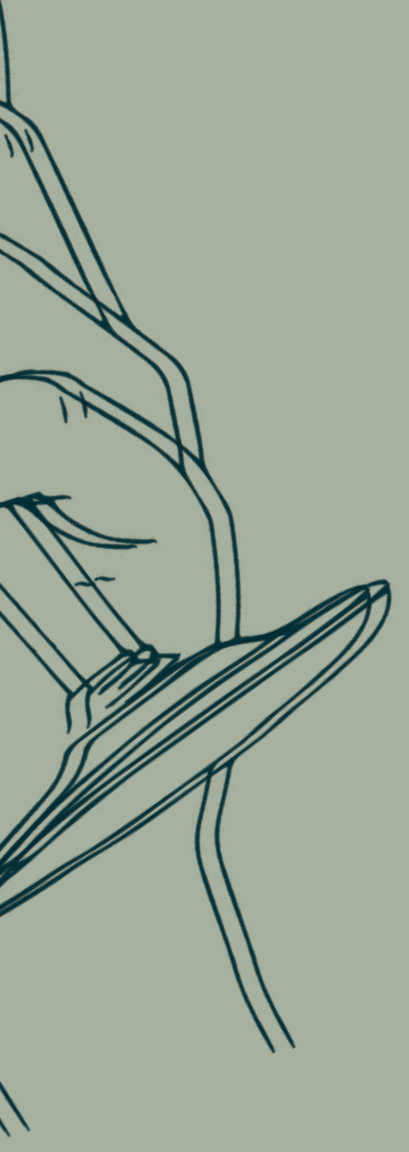




THE GOODSYARD
JEWELLERY QUARTER

OUR RETAIL SPACES

New high quality units available To Let suitable for a range of commercial uses including Retail, Leisure and the Arts. Units available from 459 sq ft - 3,273 sq ft with the total commercial space extending to 30,550 sq ft.





A NEW CREATIVE COMMUNITY

The Goodsyard is a new micro-neighbourhood built with creatives, artists and makers in mind, with unparalleled transport connections in the heart of the historic Jewellery Quarter.

Comprising 395 apartments with a mixture of 1, 2 and 3 bedroom light and airy boutique apartments to rent in Birmingham's most creative quarter, and 17 new commercial spaces. This scheme is situated in a well established and highly desirable part of Birmingham – surrounded by existing retail, leisure and residential developments.

These commercial units are designed to support an diverse mix of uses – with the local area particularly suited to new unique F&B concepts, creative retail grocery, homewares and fashion. We are looking to welcome unique and eclectic businesses looking for a new home.

The units have the benefit of proximity to the onsite residential tenants, a rapidly growing local residential population and also a city centre audience – with Birmingham city centre just a 20 minute walk away.

The Goodsyard benefits from direct access to the Jewellery Quarter railway station, tram connections both toward Birmingham city centre and regular services out to the surrounding densely populated areas of the Black Country.

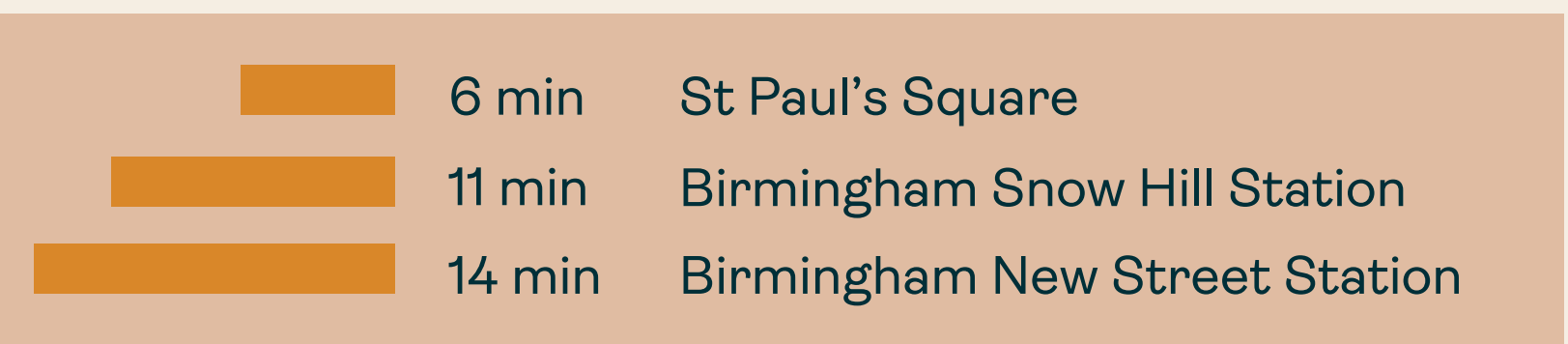
The overall development is being undertaken by Legal and General, who acquired the site in 2020, and have a drive, passion and commitment to creating a meaningful community in this very special part of the West Midlands. Completion of the scheme is scheduled for Autumn 2023.

ACTUALLY GOOD RETAIL AND HOSPITALITY UNITS TO LET



The best connected scheme in the Jewellery Quarter bar none. Commercial tenants will enjoy the benefit of a unique blend of the best of the city centre and neighbourhood life.

MAKING BETTER CONNECTIONS



COMMERCIAL OVERVIEW

The Goodsyard will provide the following commercial units all let as ground floor (with some offering the additional benefit of basement or first floor space).

Station Way

Unit R01
2,469 sqft / 229.4 sqm

Unit R02
1,416 sqft / 131.6 sqm

Unit R03
2,490 sqft / 231.4 sqm

Shunters Yard

Unit R05
2,770 sqft / 257.4 sqm

Unit R06
2,810 sqft / 261.1 sqm

Unit R07
2,438 sqft / 226.5 sqm

Unit R08
2,357 sqft / 219.8 sqm

Unit R09
2,297 sqft / 213.4 sqm

Unit R18
1,745 sqft / 162.2 sqm

Pitsford Street

Unit R10
1,291 sqft / 120.0 sqm

Unit R11
3,273 sqft / 304.1 sqm

Unit R12
1,275 sqft / 118.5 sqm

Unit R13
553 sqft / 51.4 sqm

Unit R14
459 sqft / 42.7 sqm

Unit R15
582 sqft / 54.1 sqm

Unit R16
863 sqft / 80.2 sqm

Unit R17
1,459 sqft / 135.6 sqm

Phase 2

Phase 3





Not to scale

Elevation View

Unit area

STATION WAY



UNIT R01

Approx NIA area
2,469 sq ft / 229.4 sq m

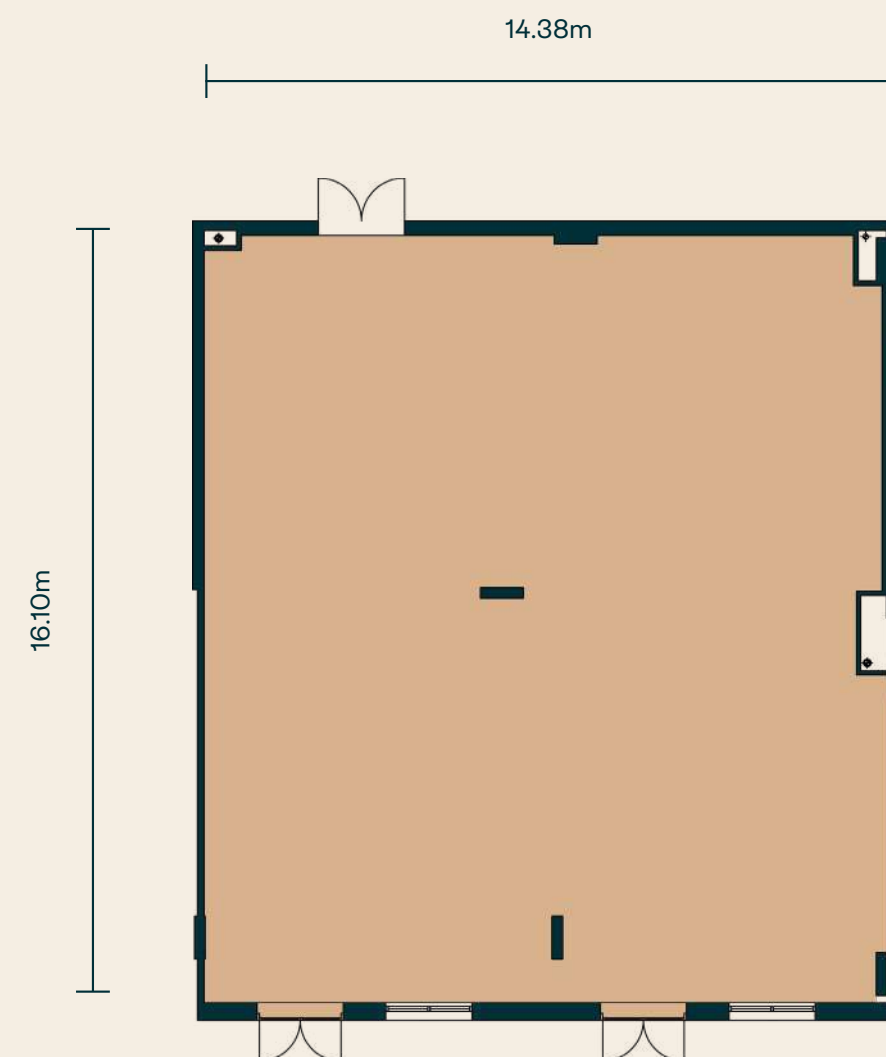
Approx ceiling height
2.60m

Shopfront
RAL 9005 (black)
thermally broken
aluminium framing with
clear glazing

[Click for 3D view](#)

[Back to plan](#)

LG2



View from Station Way

UNIT R02

Approx NIA area
1,416 sq ft / 131.6 sq m
Approx ceiling height
2.60m

Shopfront
RAL 9005 (black)
thermally broken
aluminium framing with
clear glazing
[Click for 3D view](#)

UNIT R03

Approx NIA area
2,490 sq ft / 231.4 sq m
Approx ceiling height
2.60m

Shopfront
RAL 9005 (black)
thermally broken
aluminium framing with
clear glazing
[Click for 3D view](#)

[Back to plan](#)

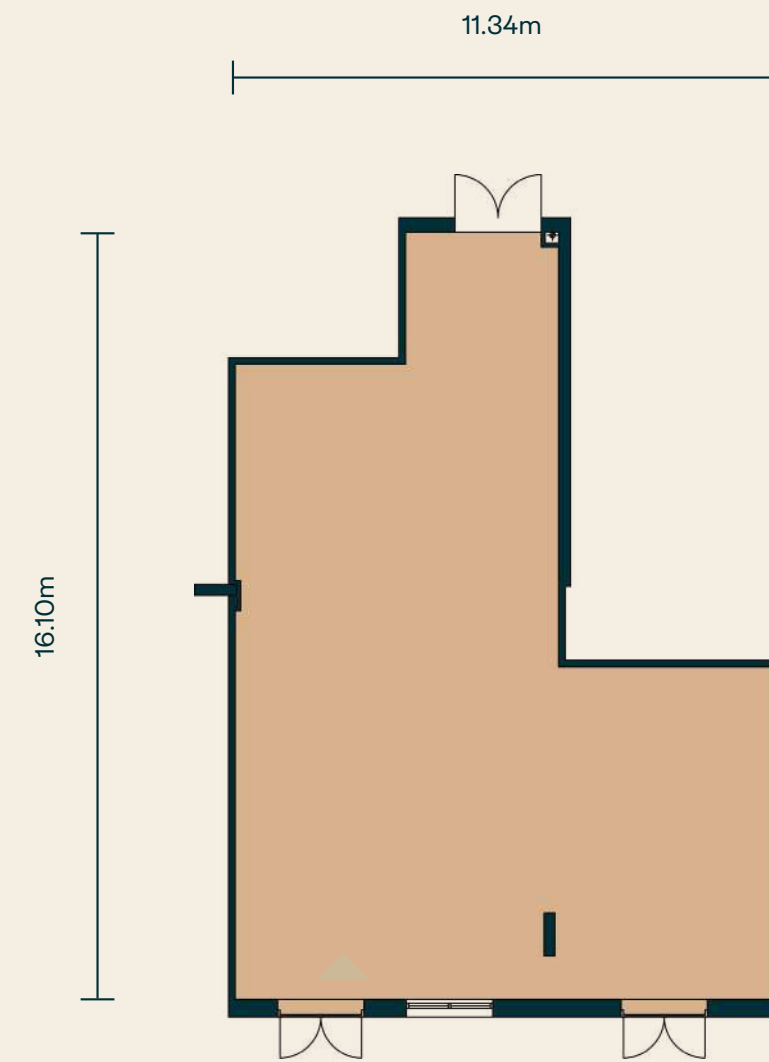
Not to scale

Elevation View

Unit area

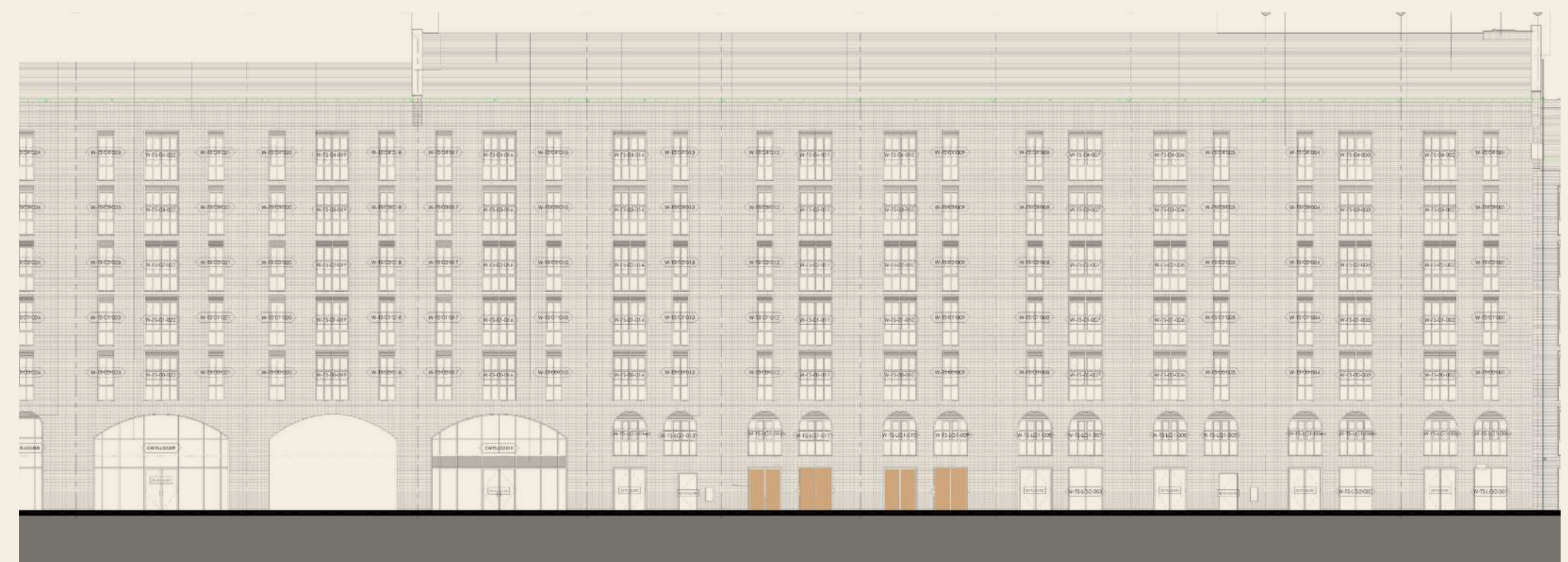
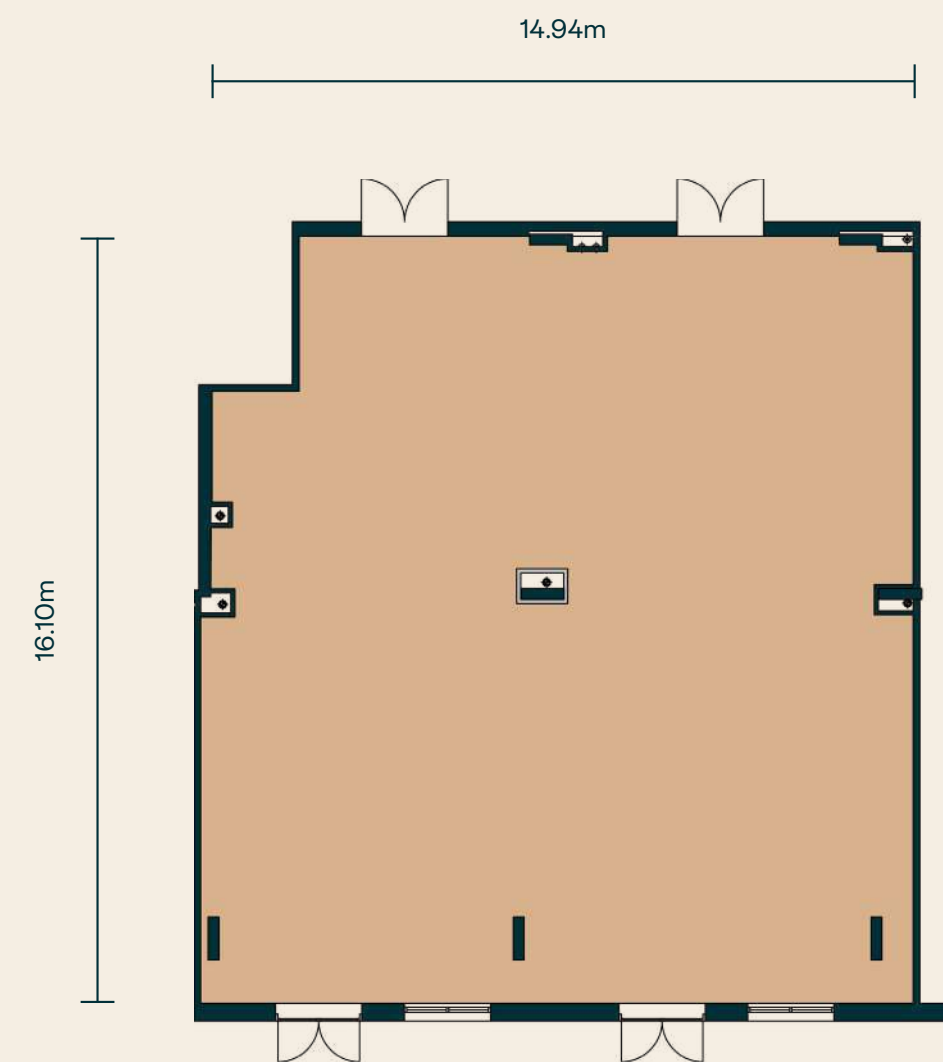
STATION WAY

LG1



View from Station Way

LG2



View from Station Way



Not to scale

Elevation View

Unit area

UNIT R05

Approx NIA area

LG1 - 1500 sqft/139.4 sqm

LG2 - 1270 sqft/118.0 sqm

Combined:

2,770 sqft / 257.4 sqm

Approx ceiling height

LG1 - 2.55m

LG2 - 2.75m

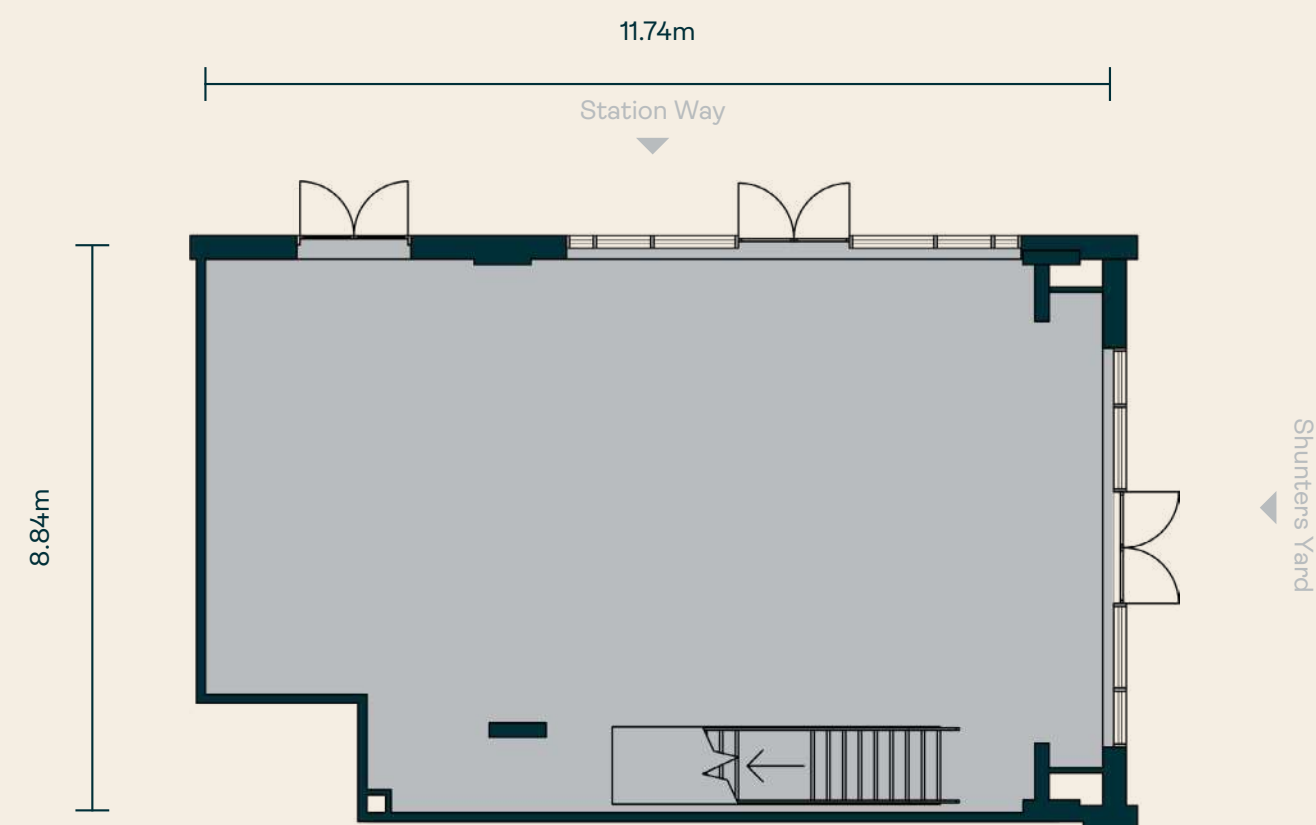
Shopfront

RAL 9005 (black)
thermally broken
aluminium framing with
clear glazing

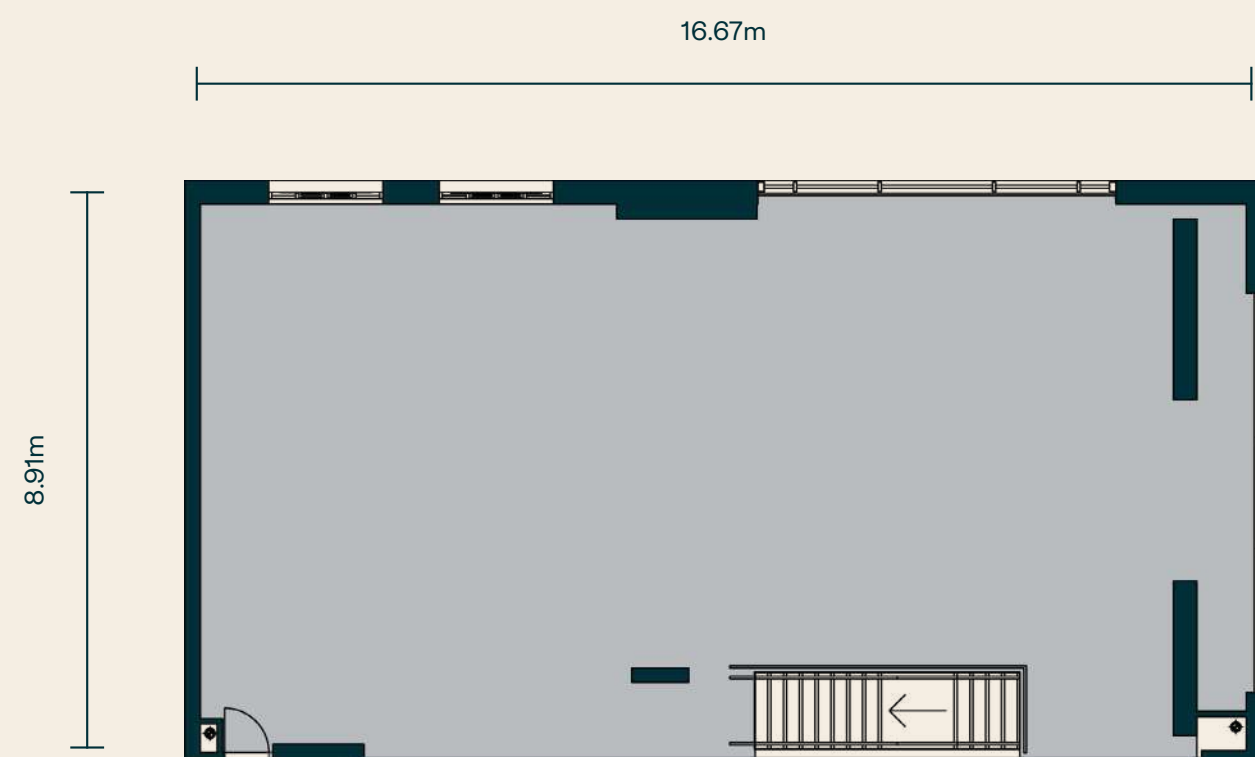
[Click for 3D view - LG1](#)

[Click for 3D view - LG2](#)

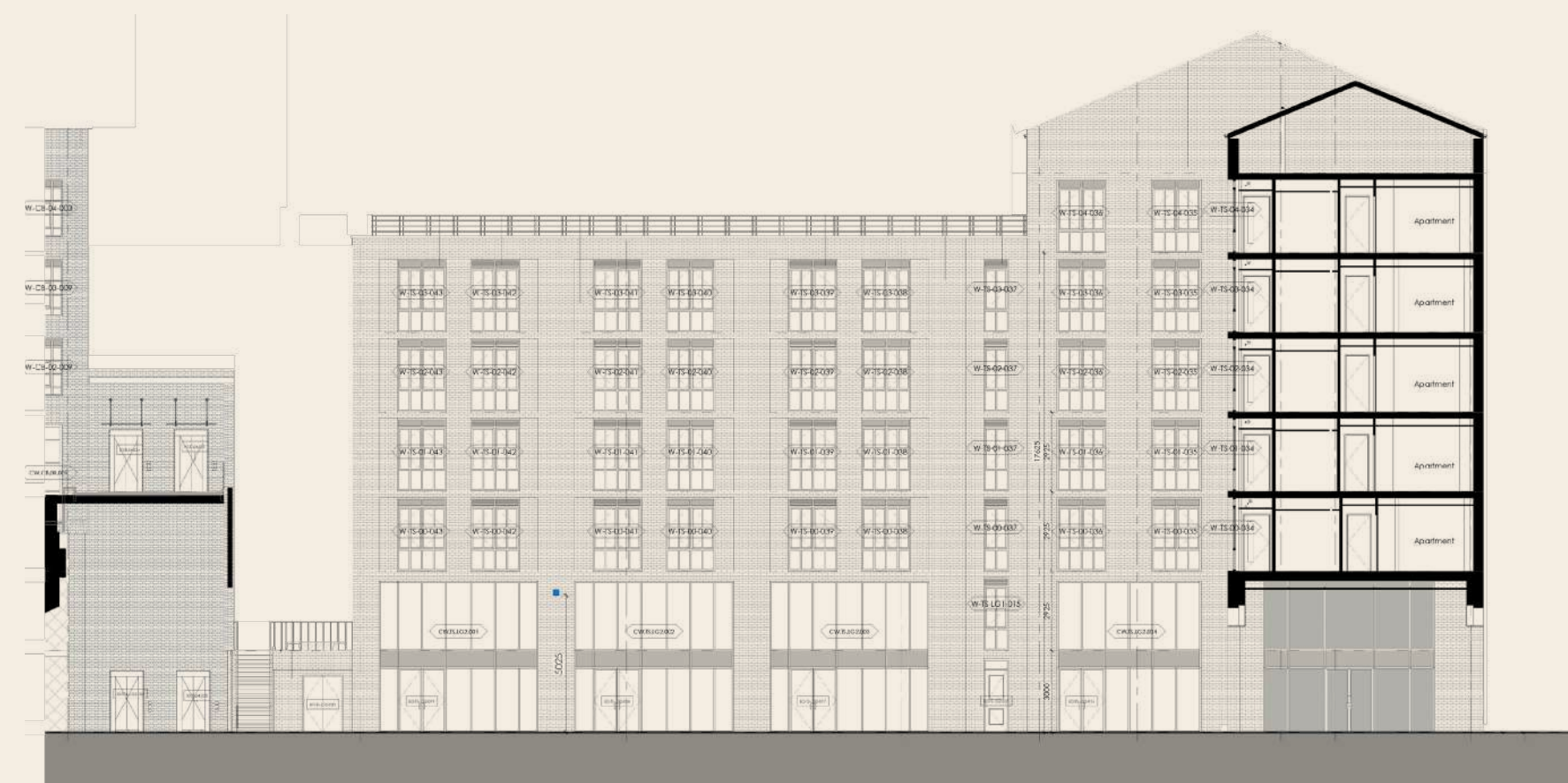
LG2



LG1



View from Station Way



View from Station Way

UNIT R06

Approx NIA area

LG1 - 1432 sqft/133.1 sqm

LG2 - 1377 sqft/128.0sqm

Combined:

2,810 sqft / 261.1 sqm

Approx ceiling height

LG1 - 2.55m

LG2 - 2.75m

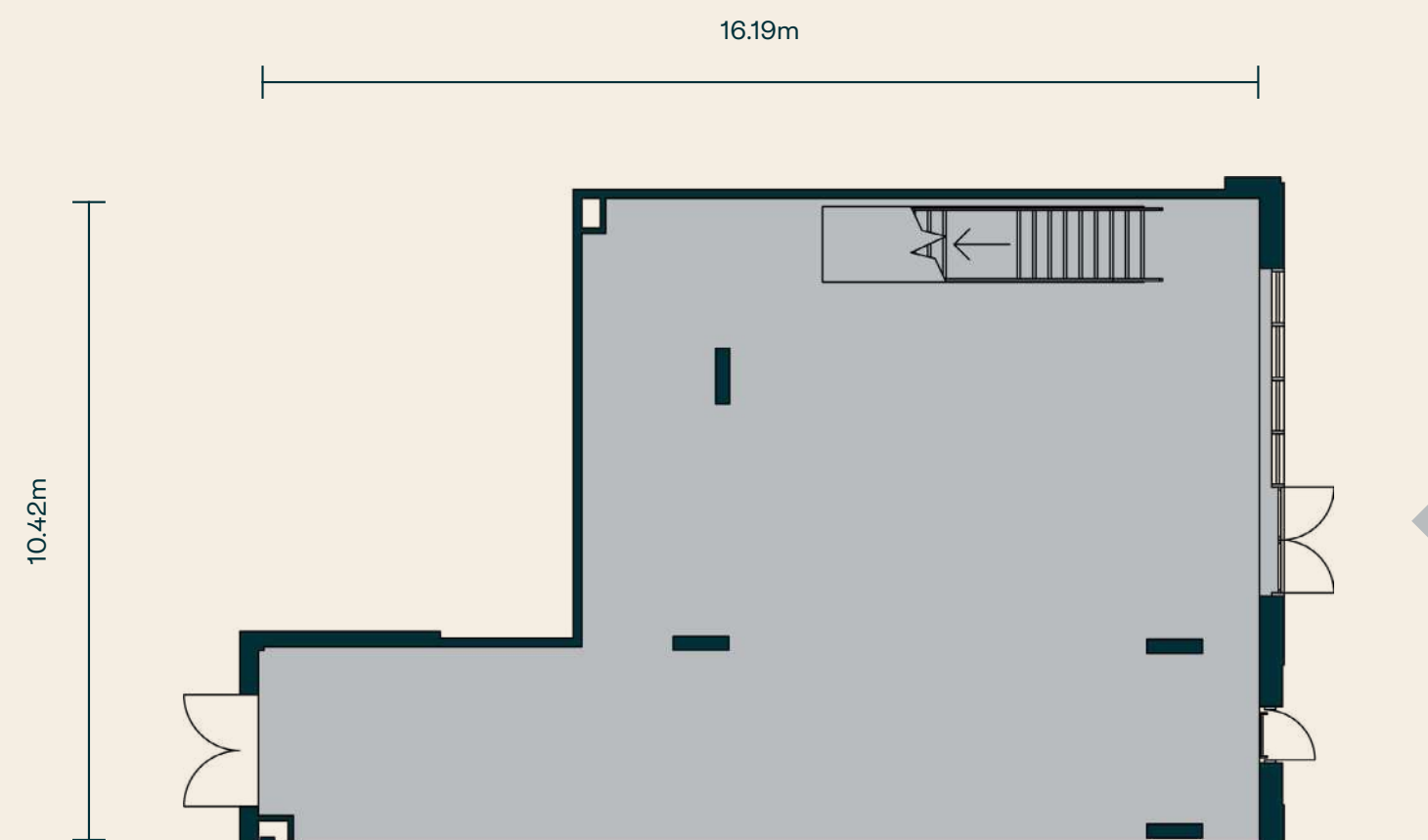
Shopfront

RAL 9005 (black)
thermally broken
aluminium framing with
clear glazing

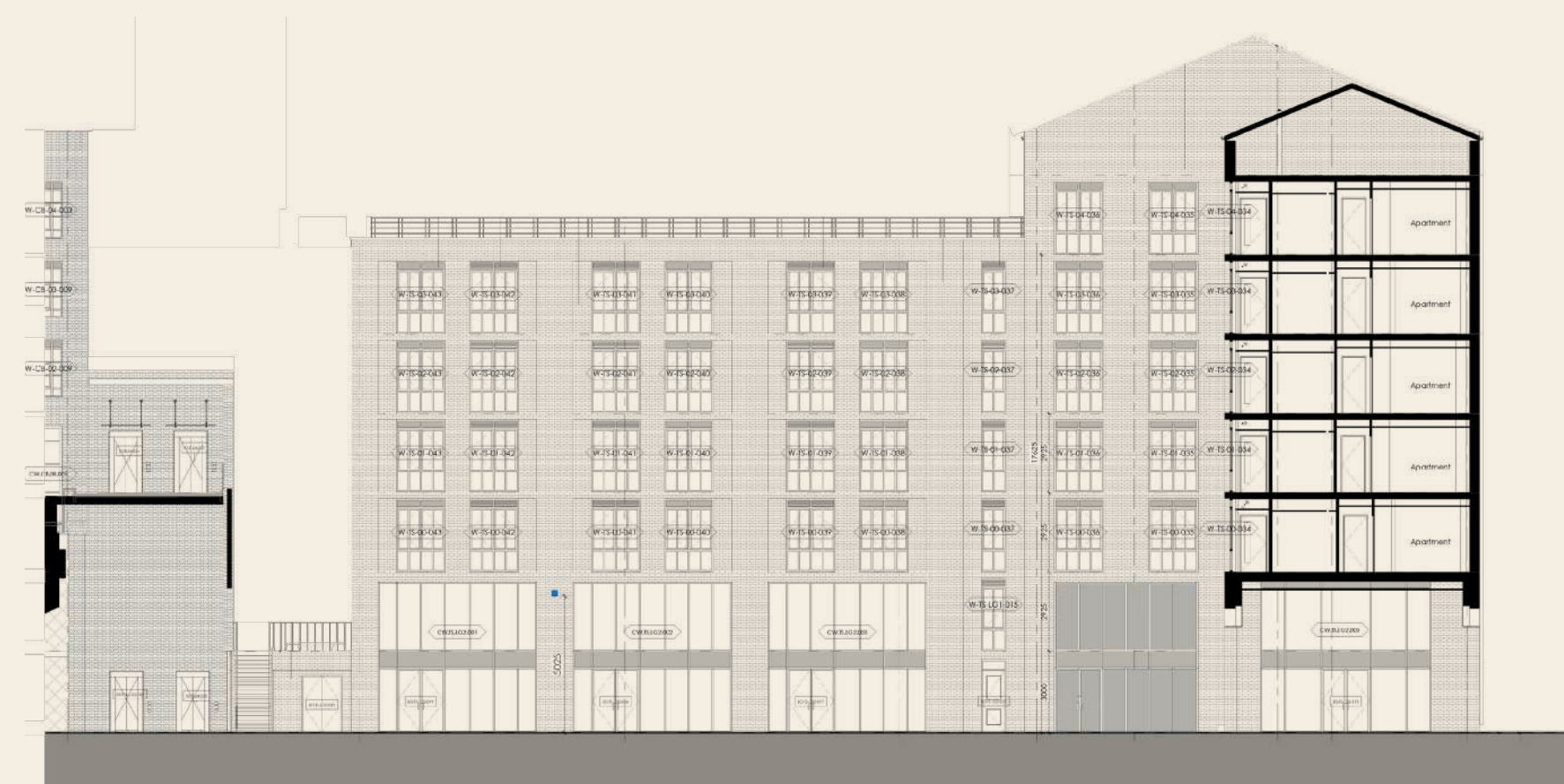
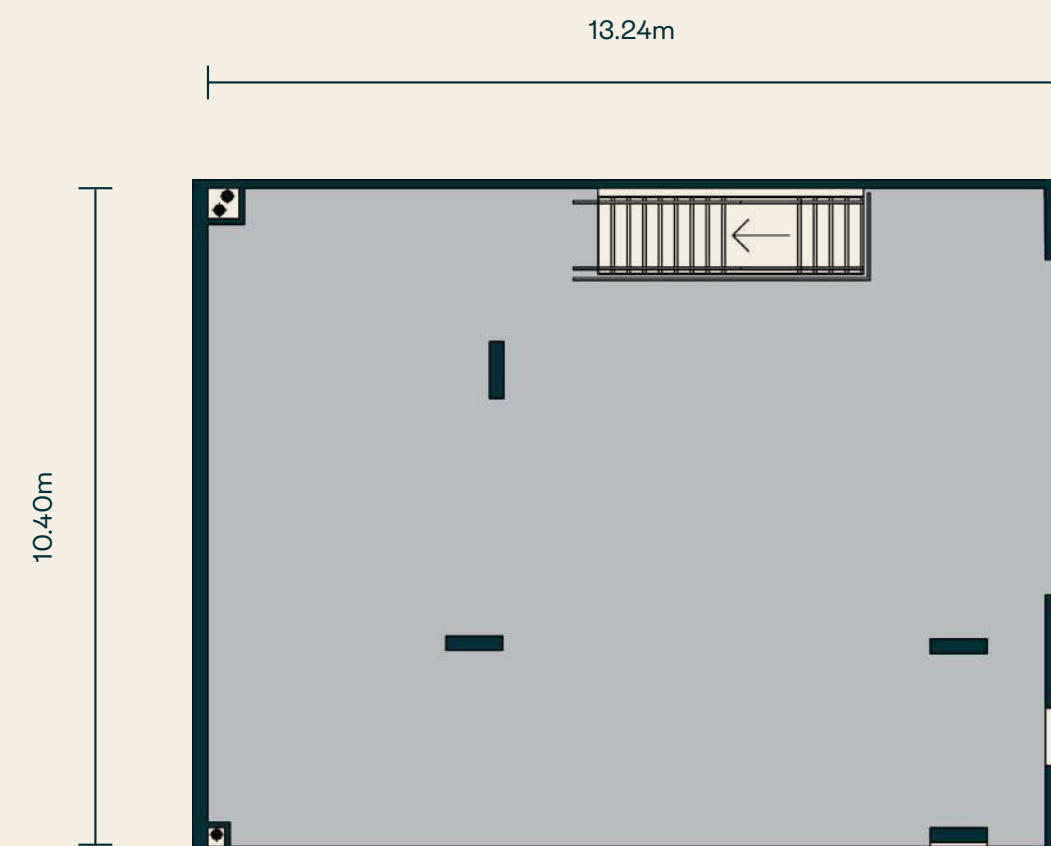
[Click for 3D view - LG1](#)

[Click for 3D view - LG2](#)

LG2



LG1



View from Station Way

Not to scale

Elevation View

Unit area

UNIT R07

Approx NIA area

LG1 - 1215 sqft /112.9 sqm

LG2 - 1222 sqft/113.6 sqm

Comined:

2,438 sqft / 226.5 sqm

Approx ceiling height

LG1 - 2.55m

LG2 - 2.75m

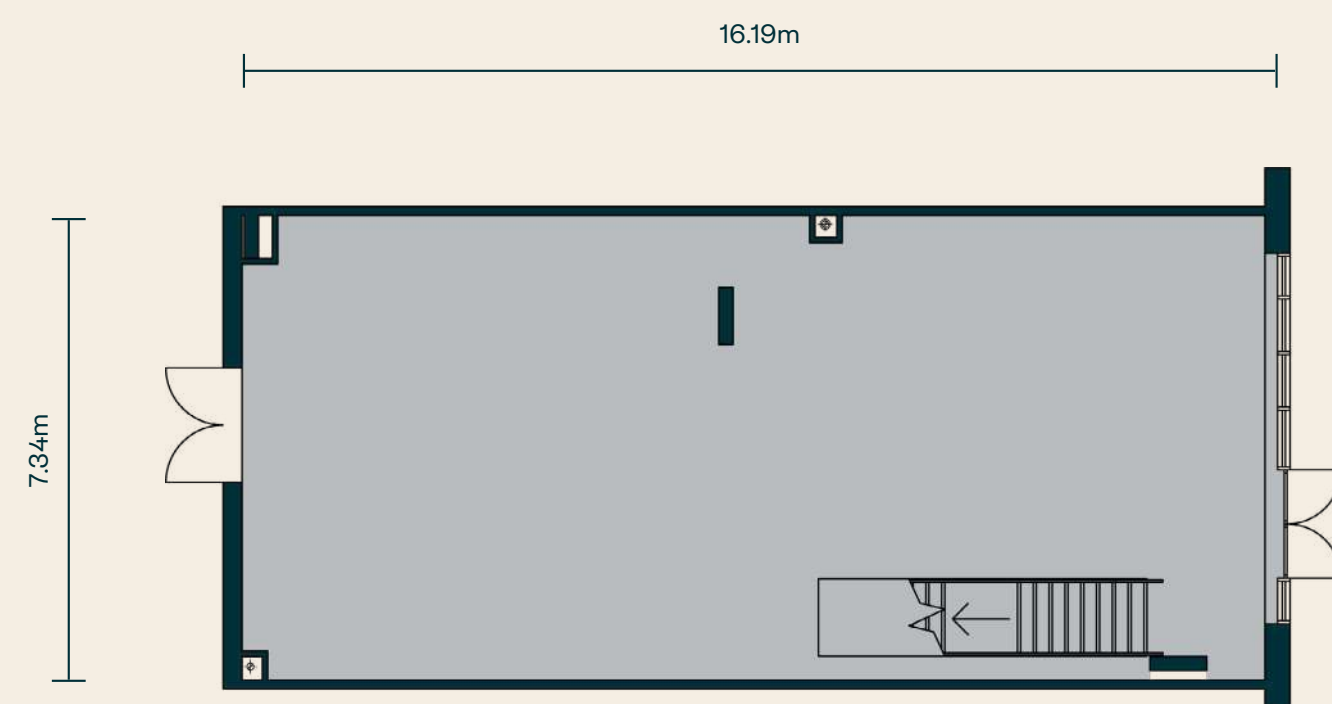
Shopfront

RAL 9005 (black)
thermally broken
aluminium framing with
clear glazing

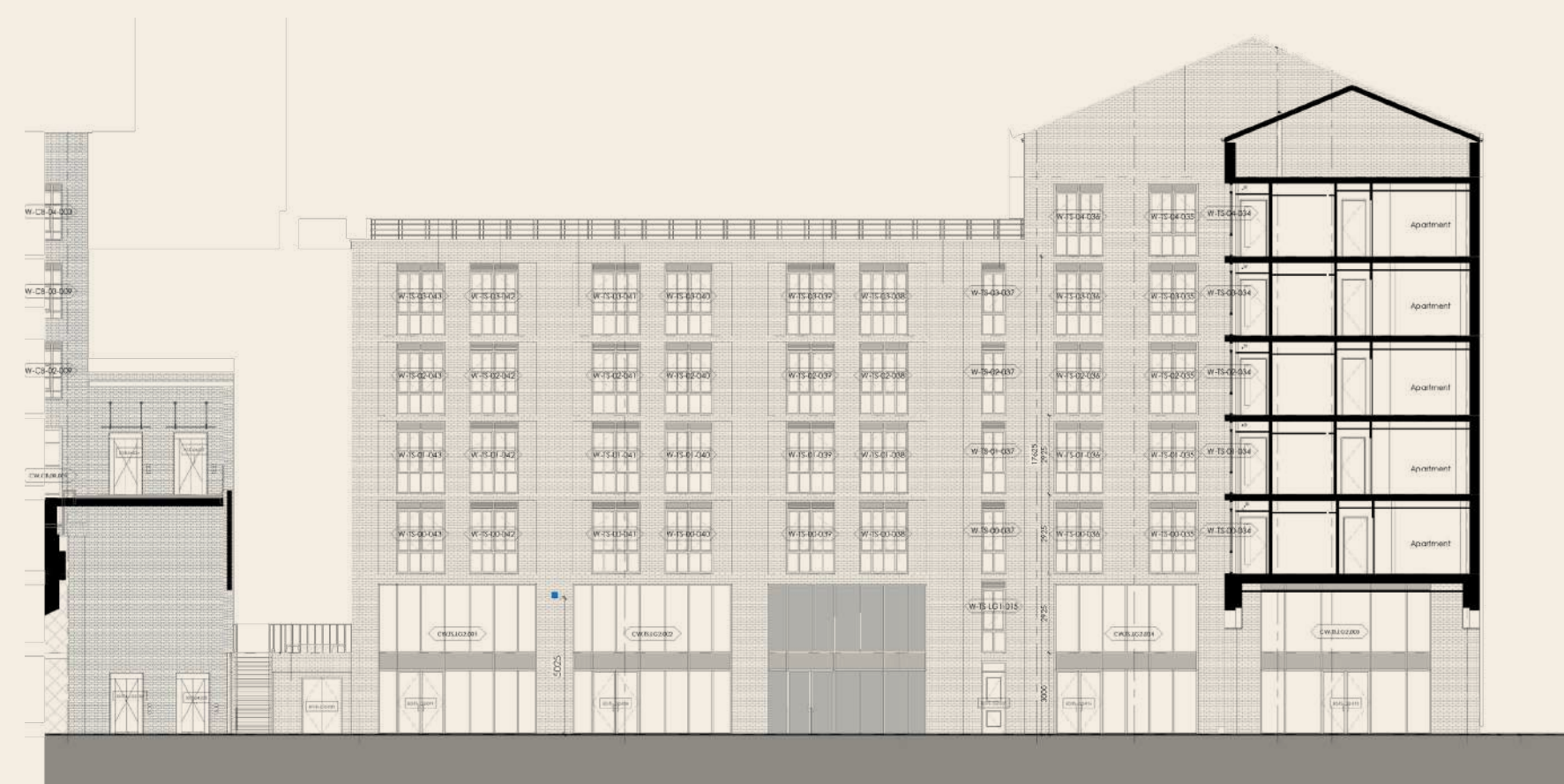
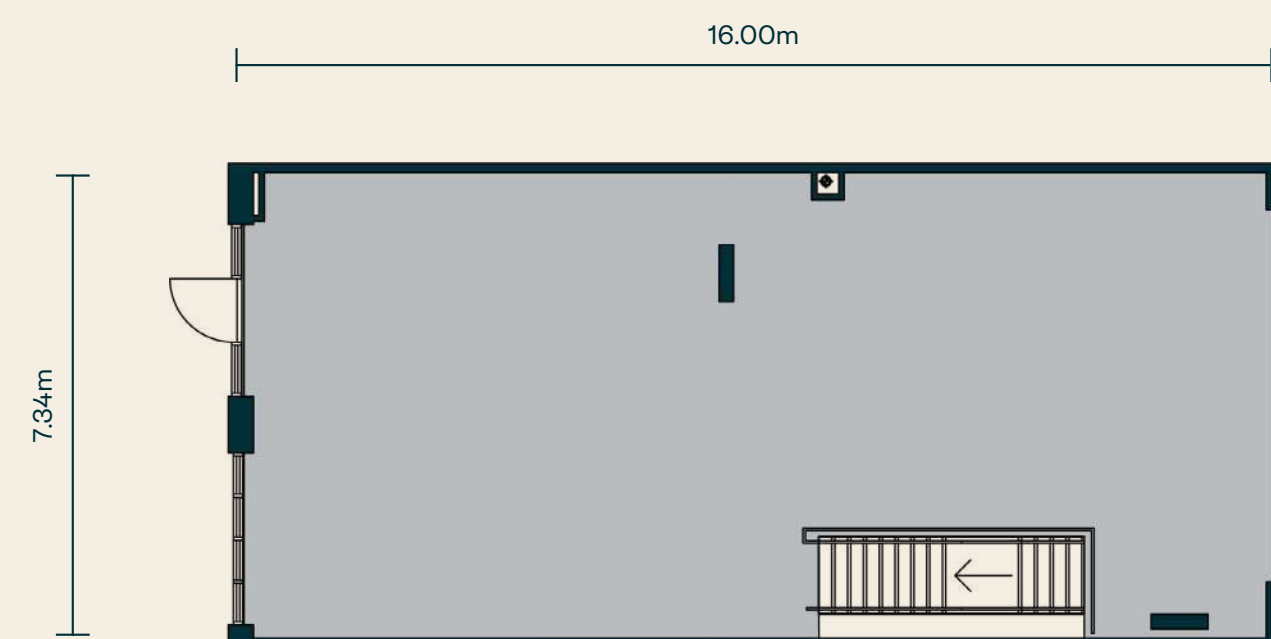
[Click for 3D view - LG1](#)

[Click for 3D view - LG2](#)

LG2



LG1



View from Shunters Yard

[Back to plan](#)

UNIT R08

Approx NIA area

LG1 - 1175 sqft/109.2 sqm

LG2 - 1181 sqft/109.8 sqm

Combined:

2,357 sqft / 219.0 sqm

Approx ceiling height

LG1 - 2.55m

LG2 - 2.75m

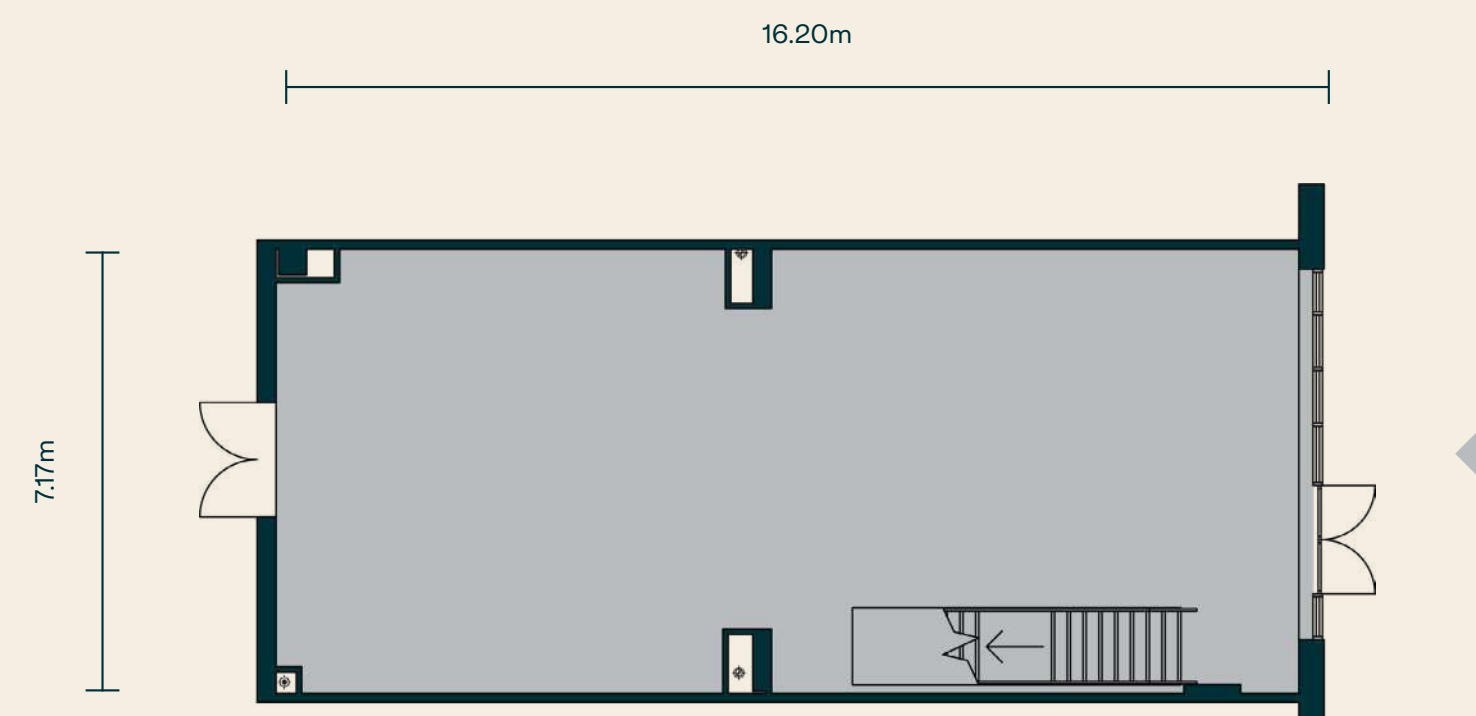
Shopfront

RAL 9005 (black)
thermally broken
aluminium framing with
clear glazing

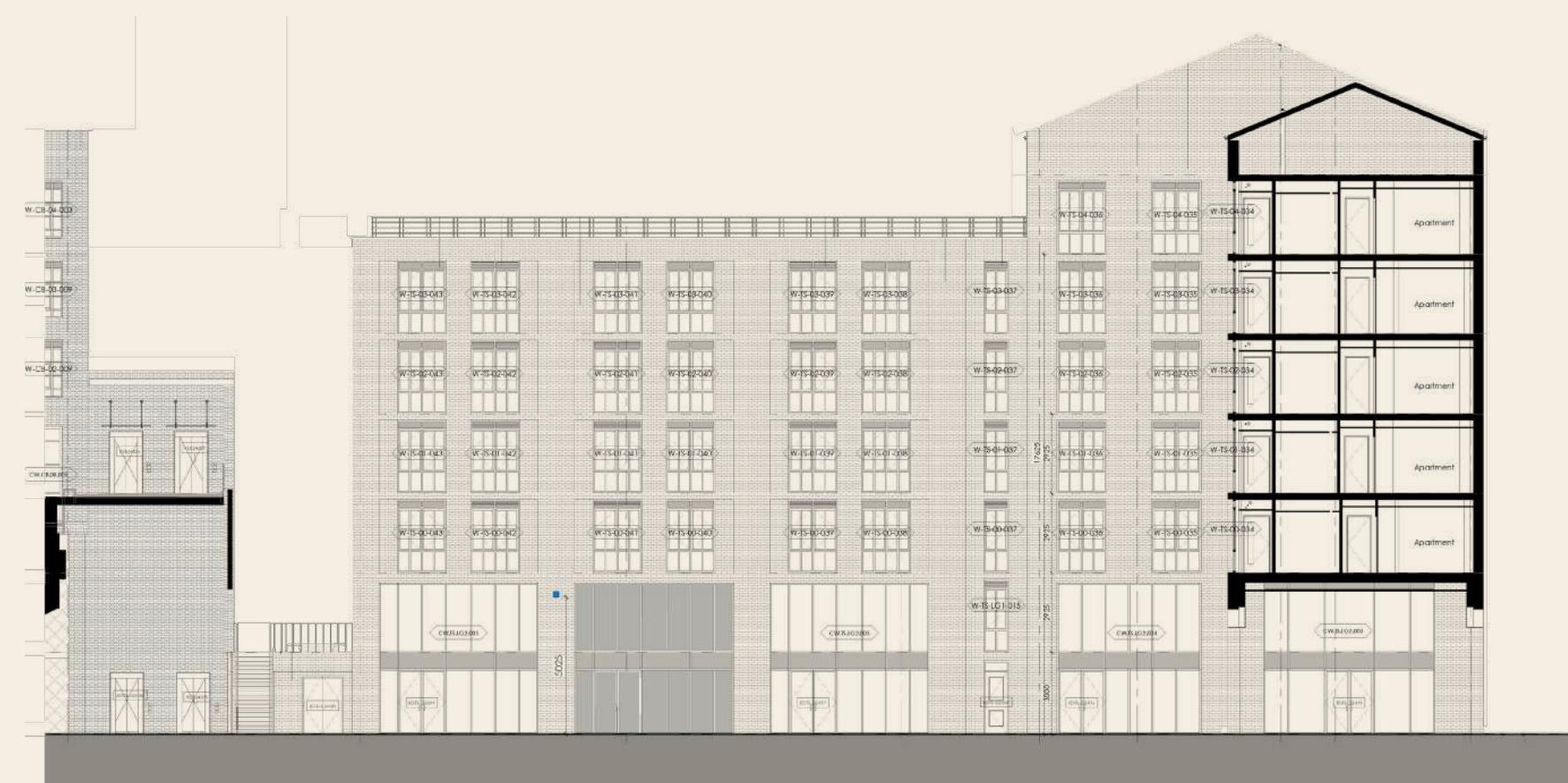
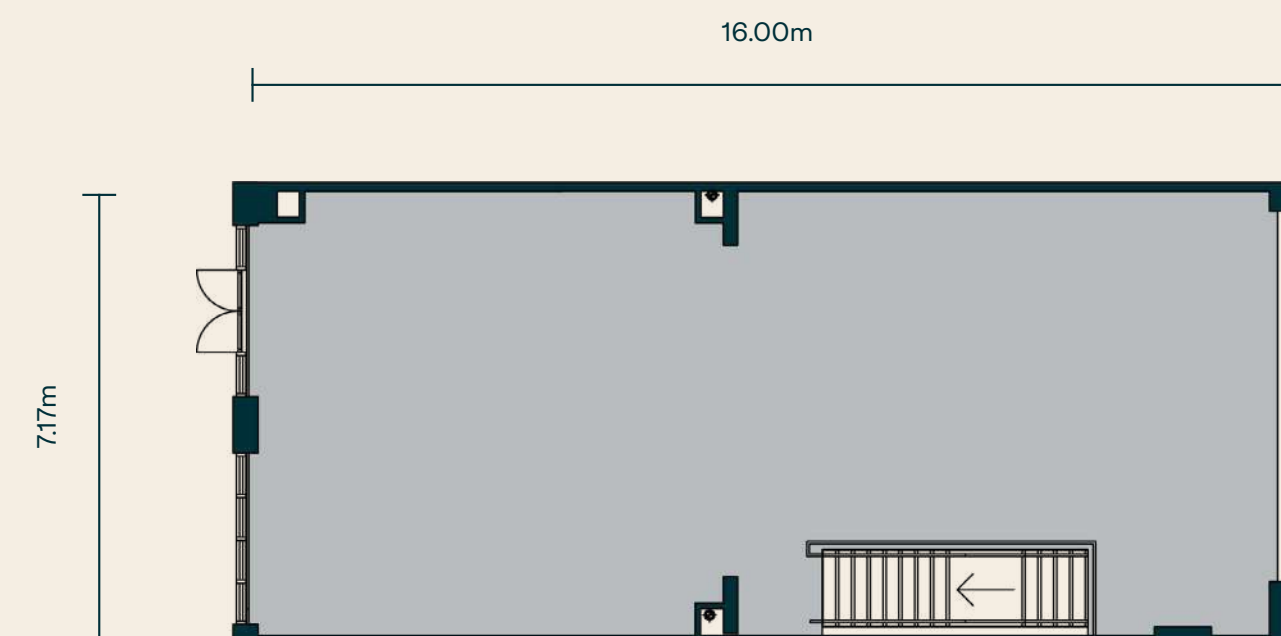
[Click for 3D view - LG1](#)

[Click for 3D view - LG2](#)

LG2



LG1



View from Shunters Yard

UNIT R09

Approx NIA area

LG1 - 1132 sqft/105.2 sqm

LG2 - 1164 sqft/108.2sqm

Combined:

2,297 sqft / 213.4 sqm

Approx ceiling height

LG1 - 2.50m

LG2 - 2.75m

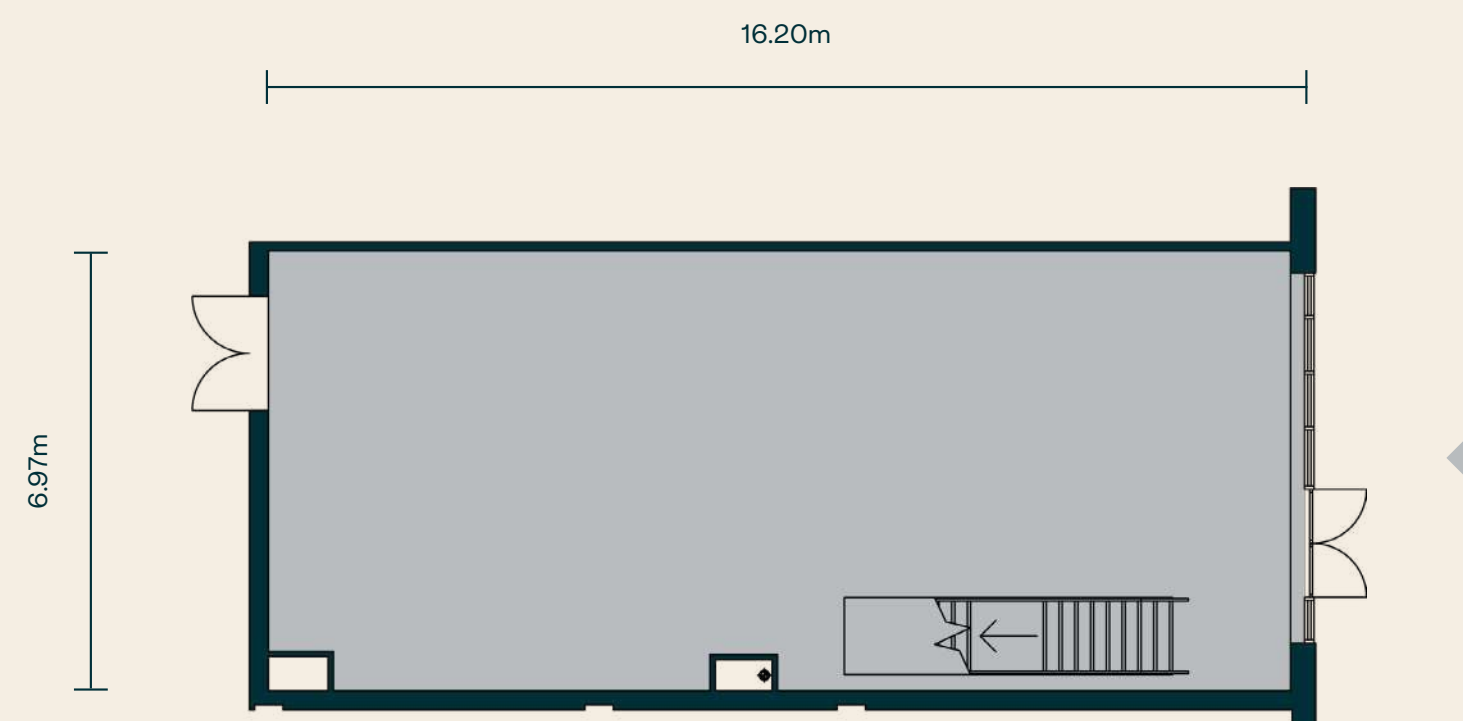
Shopfront

RAL 9005 (black)
thermally broken
aluminium framing with
clear glazing

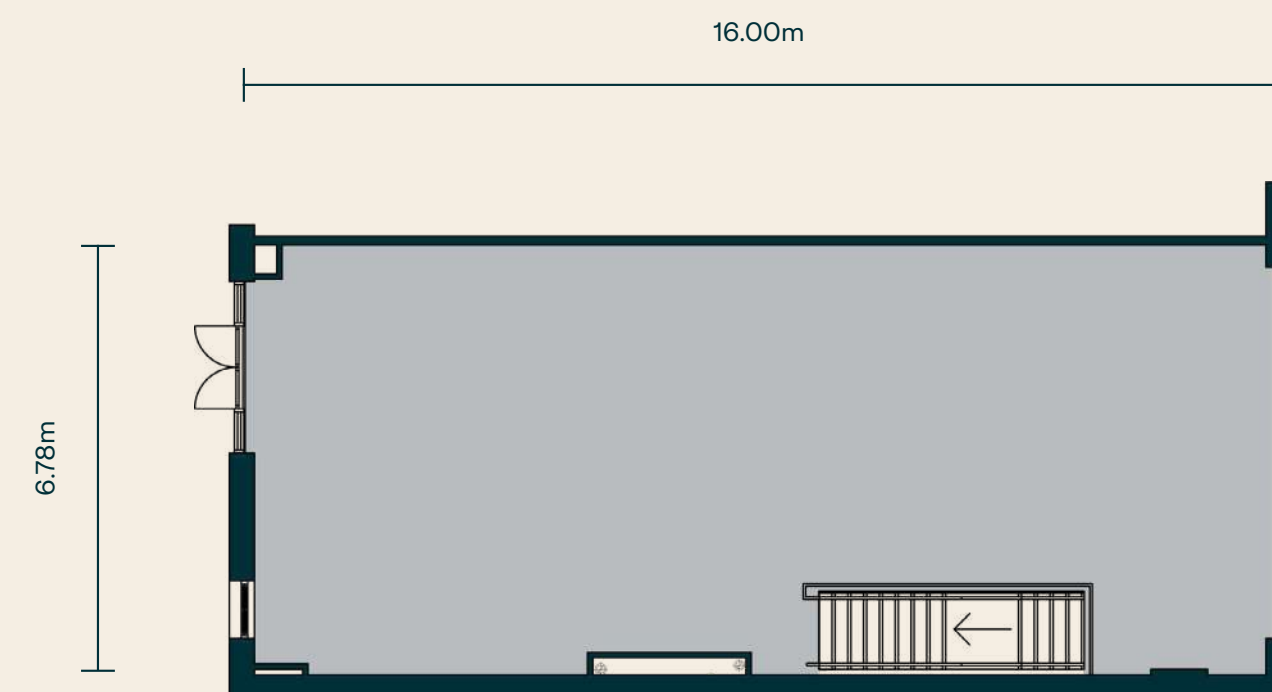
[Click for 3D view - LG1](#)

[Click for 3D view - LG2](#)

LG2



LG1



View from Shunters Yard

UNIT R18

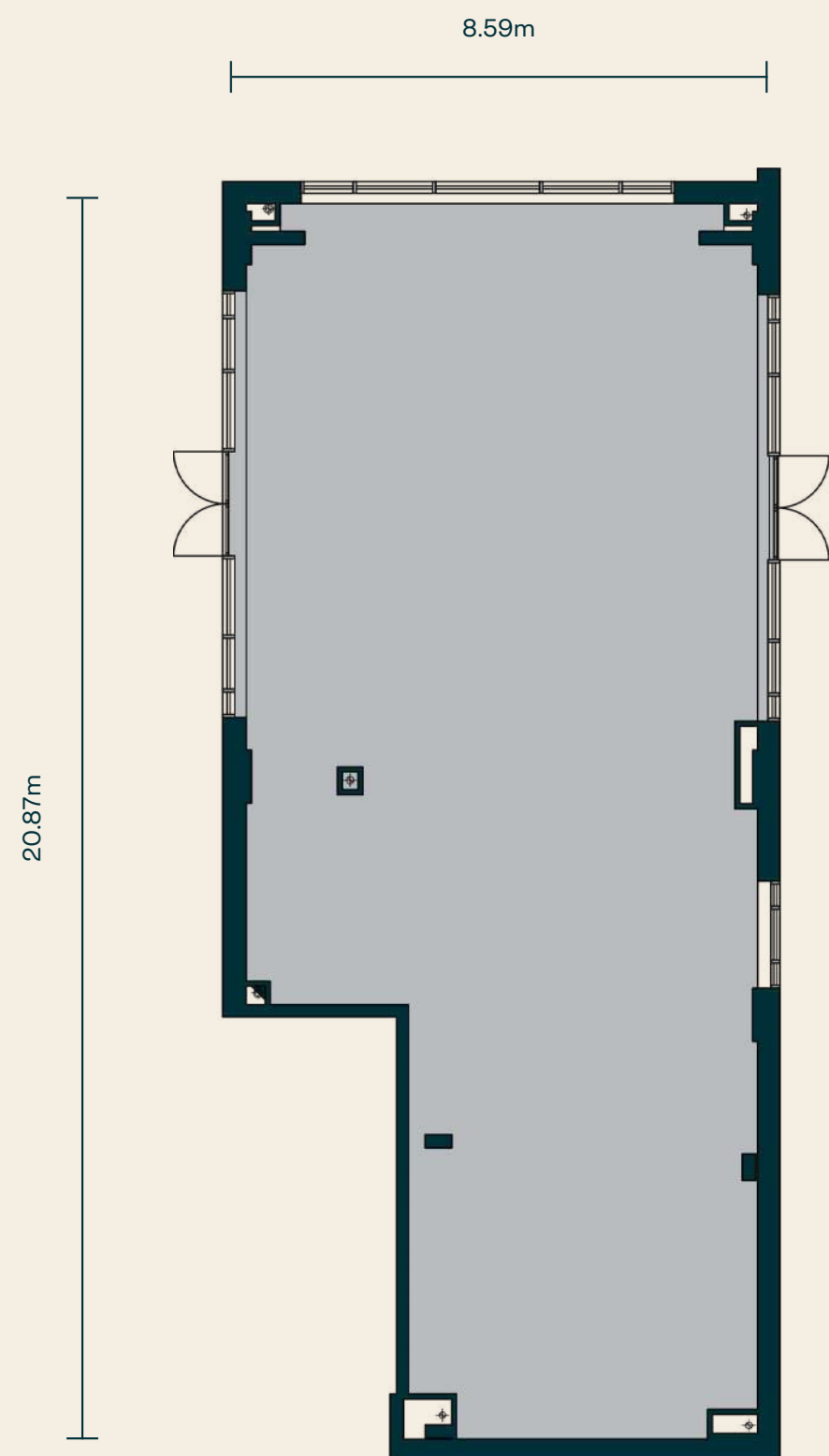
Approx NIA area
1,745 sq ft / 162.2 sq m

Approx ceiling height
5.50m

Shopfront
RAL 9005 (black)
thermally broken
aluminium framing with
clear glazing

[Click for 3D view](#)

LG2



View from Station Way



UNIT R10

Approx NIA area
1,291 sq ft / 120.0 sq m

Approx ceiling height
2.70m

Shopfront
RAL 9005 (black)
thermally broken
aluminium framing with
clear glazing

[Click for 3D view](#)

Not to scale

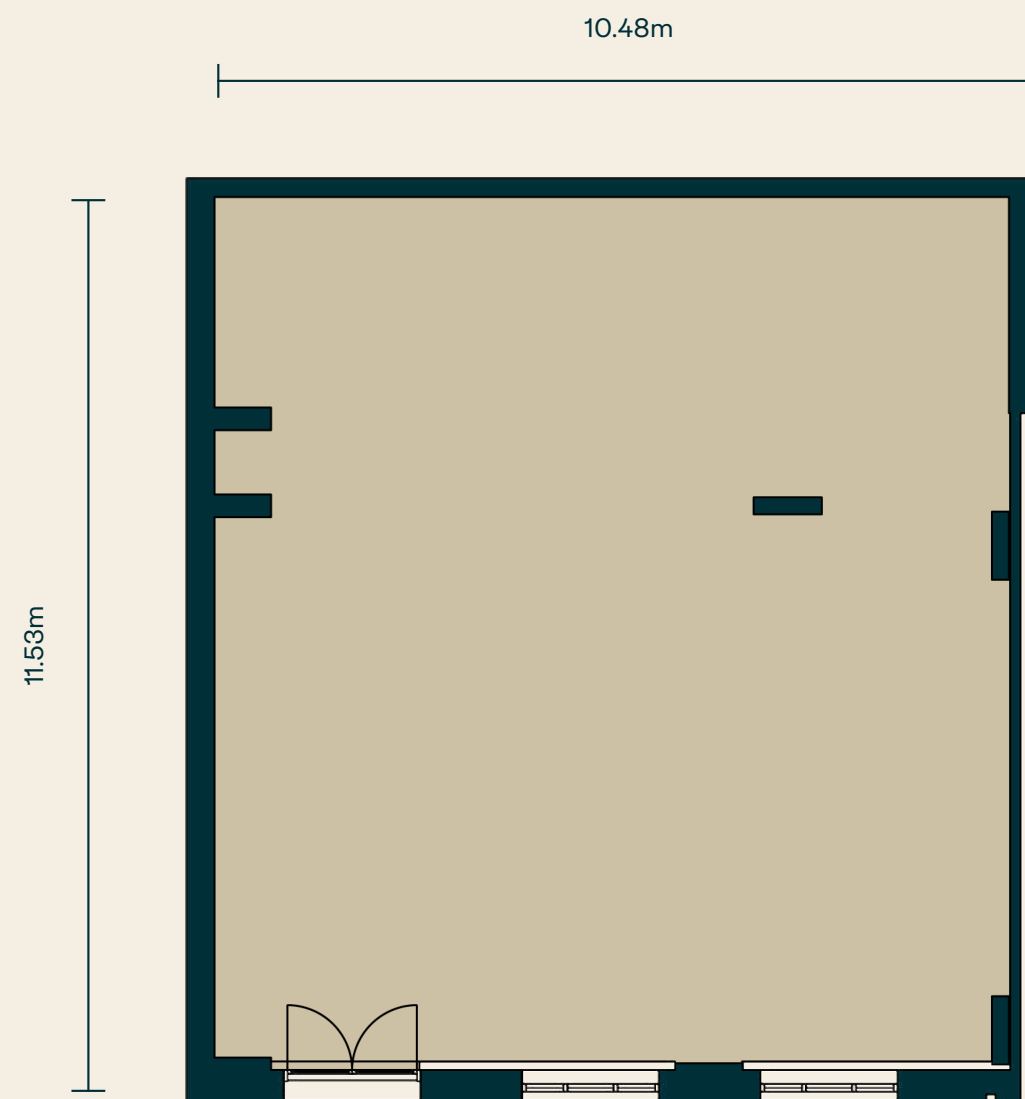
Elevation View

Unit area

PITSFORD
STREET



LG1



View from Pitsford Street

[Back to plan](#)

UNIT R11

Approx NIA area
LG1 - 1143 sqft/106.2 sqm
LG2 - 2130 sqft/197.9 sqm
Combined:
3,273 sqft / 304.1 sqm

Max ceiling height
LG1 - 3.155m
LG2 - 2.67-3.125m

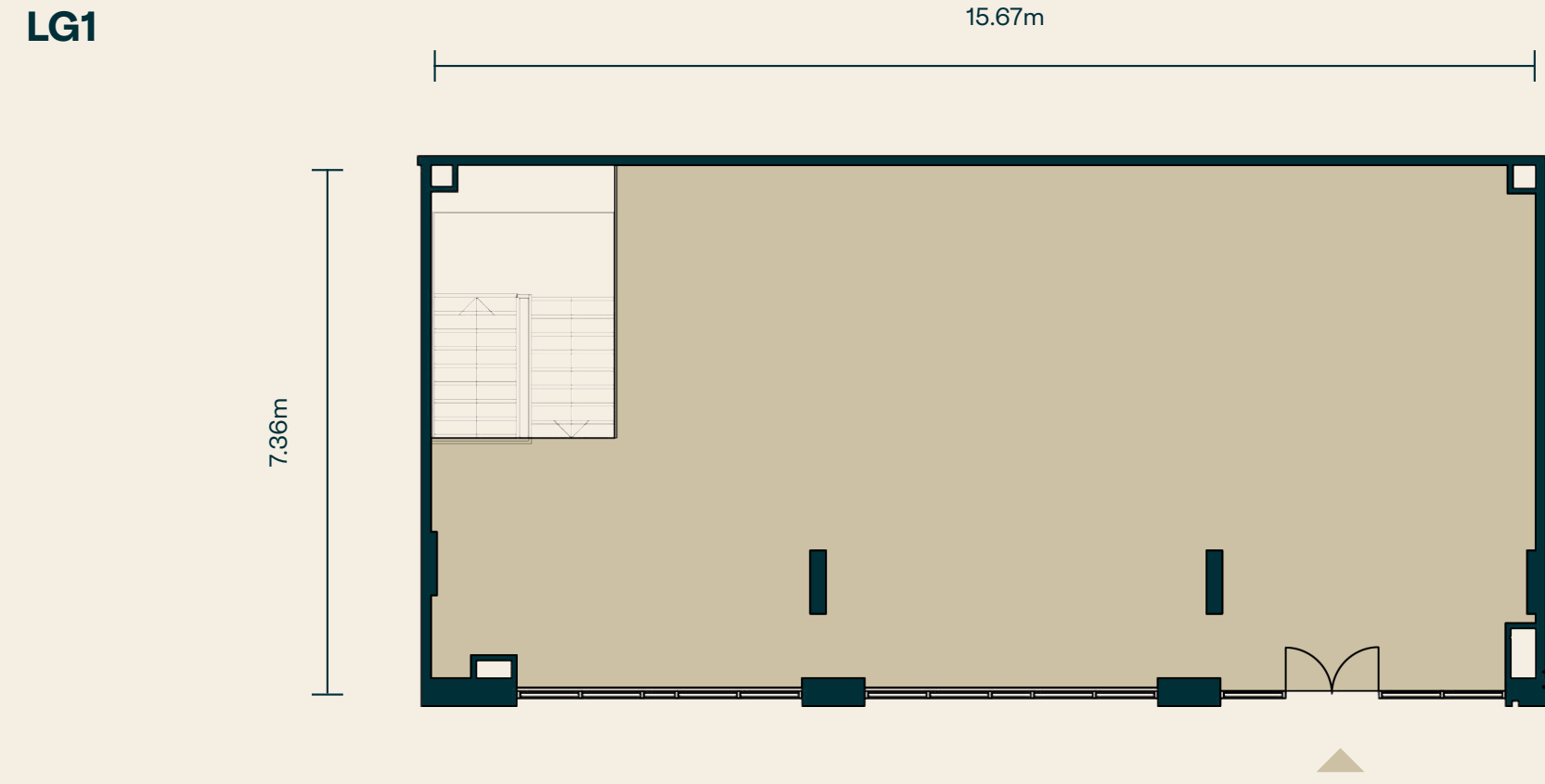
Shopfront
RAL 9005 (black)
thermally broken
aluminium framing with
clear glazing

[Click for 3D view - LG1](#)
[Click for 3D view - LG2](#)

[Back to plan](#)

PITSFORD
STREET

Not to scale | Elevation View | Unit area



View from Pitsford Street

UNIT R12

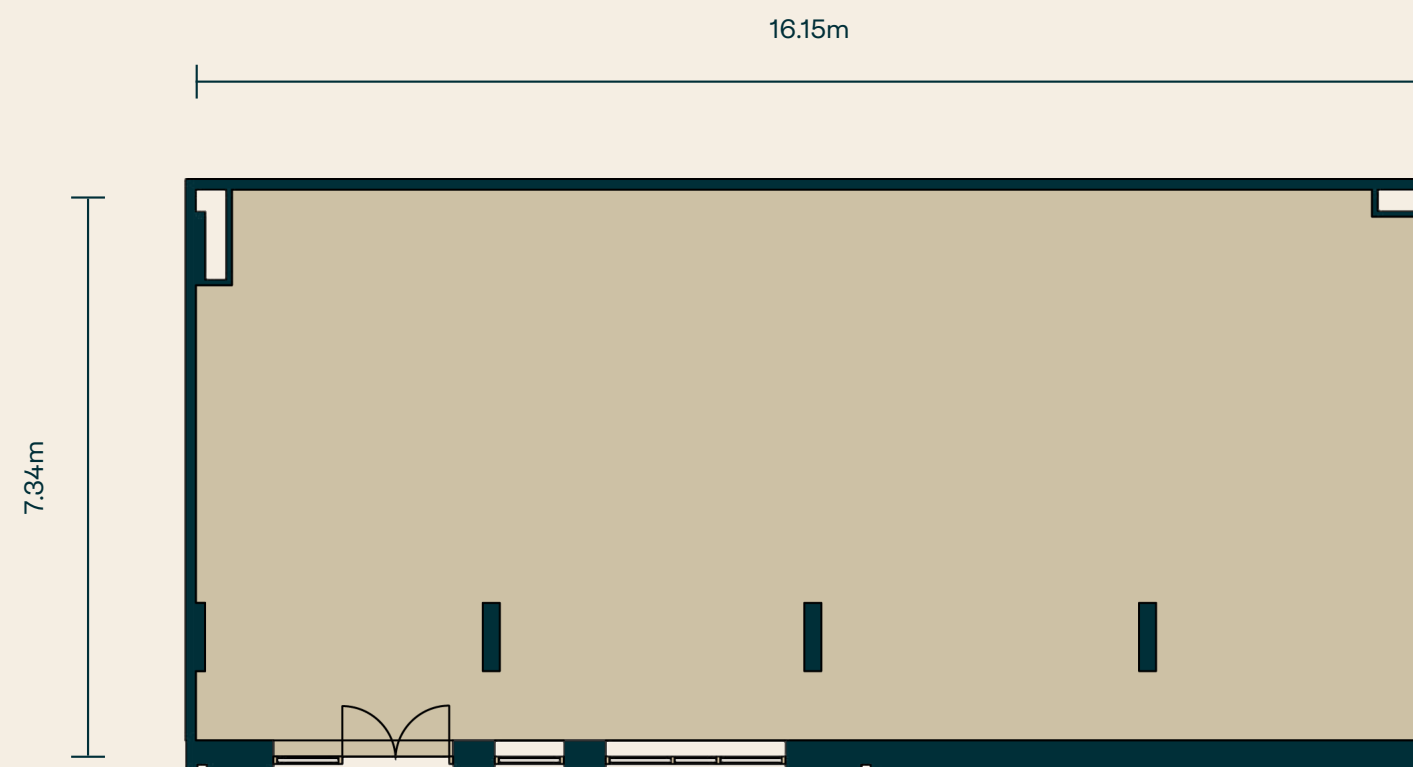
Approx NIA area
1,275 sq ft / 118.5 sq m

Max ceiling height
2.28m

Shopfront
RAL 9005 (black) thermally broken aluminium framing with clear glazing

[Click for 3D view](#)

LG1



View from Pitsford Street

UNIT R13

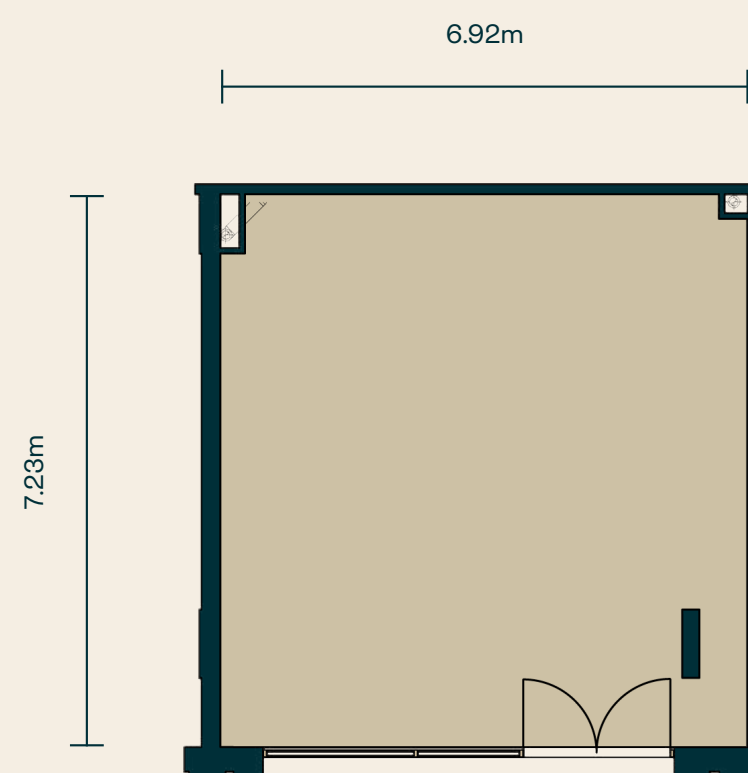
Approx NIA area
553 sq ft / 51.4 sq m

Max ceiling height
3.65m

Shopfront
RAL 9005 (black) thermally broken aluminium framing with clear glazing

[Click for 3D view](#)

GFO



View from Pitsford Street

Not to scale

Elevation View

Unit area

UNIT R14

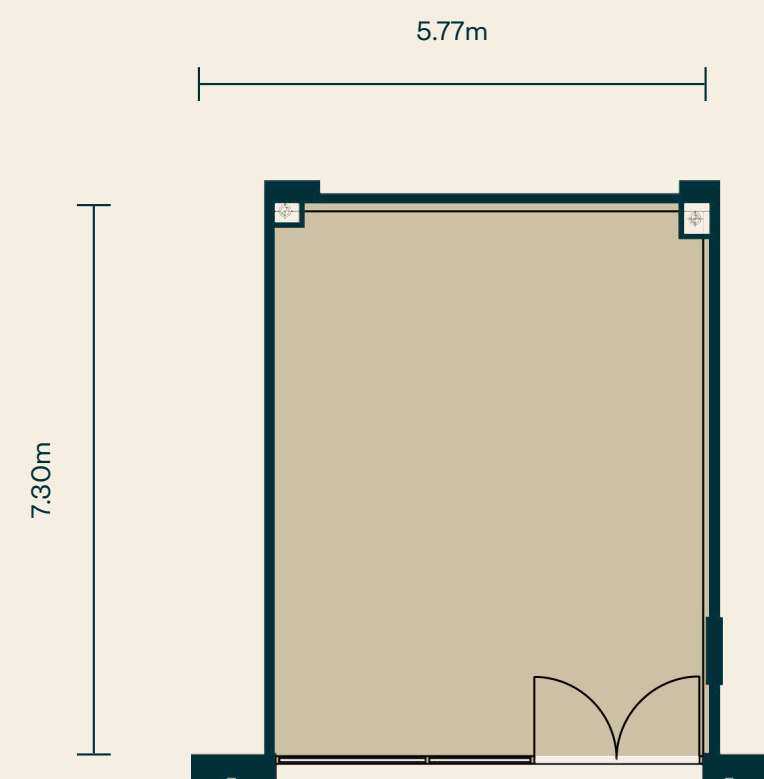
Approx NIA area
459 sq ft / 42.7 sq m

Max ceiling height
3.15m

Shopfront
RAL 9005 (black)
thermally broken
aluminium framing with
clear glazing

[Click for 3D view](#)

OGF



View from Pitsford Street

UNIT R15

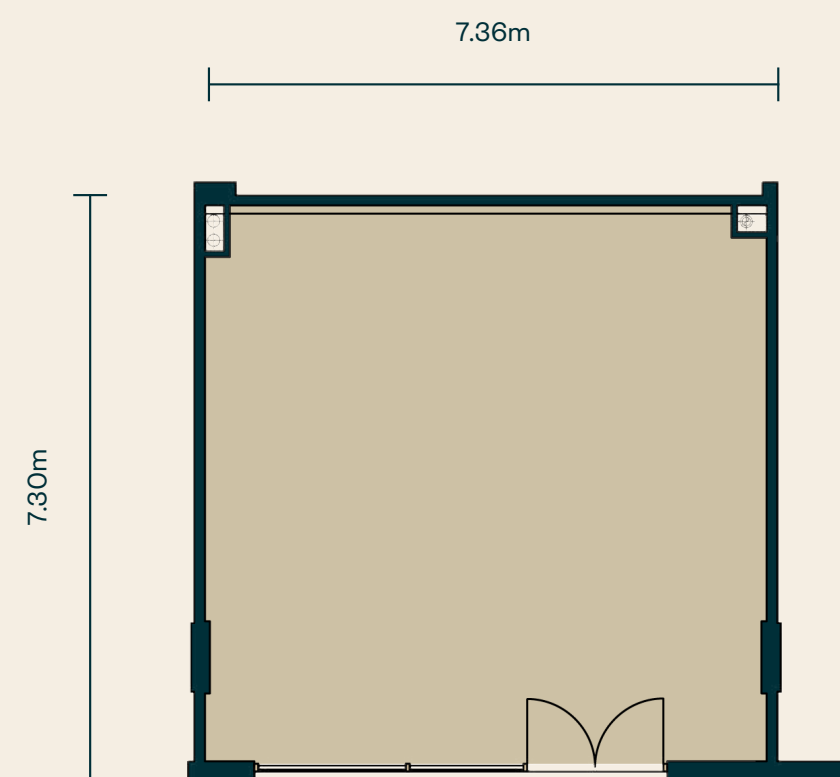
Approx NIA area
582 sq ft / 54.1 sq m

Max ceiling height
2.80m

Shopfront
RAL 9005 (black)
thermally broken
aluminium framing with
clear glazing

[Click for 3D view](#)

OGF



View from Pitsford Street

Not to scale

Elevation View

Unit area

UNIT R16

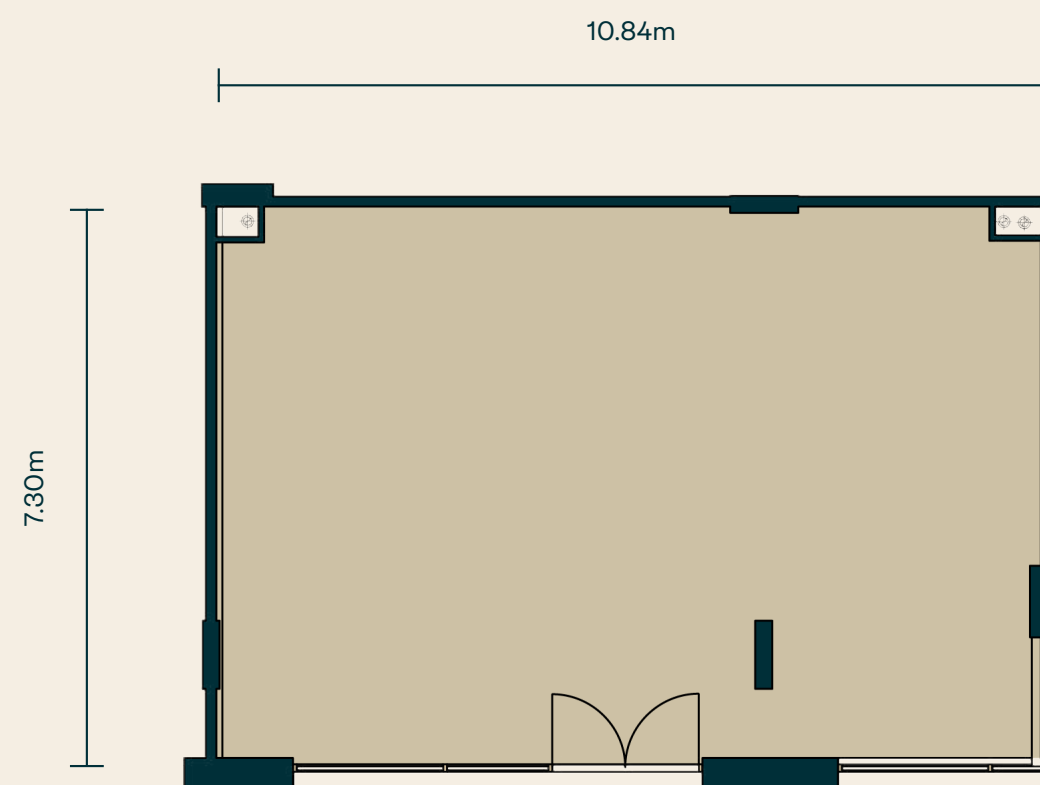
Approx NIA area
863 sq ft / 80.2 sq m

Max ceiling height
5.10m

Shopfront
RAL 9005 (black)
thermally broken
aluminium framing with
clear glazing

[Click for 3D view](#)

OGF



View from Pitsford Street

UNIT R17

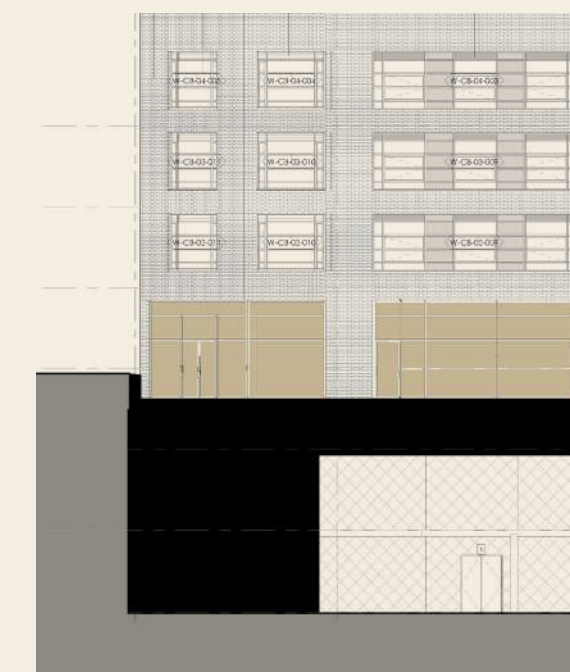
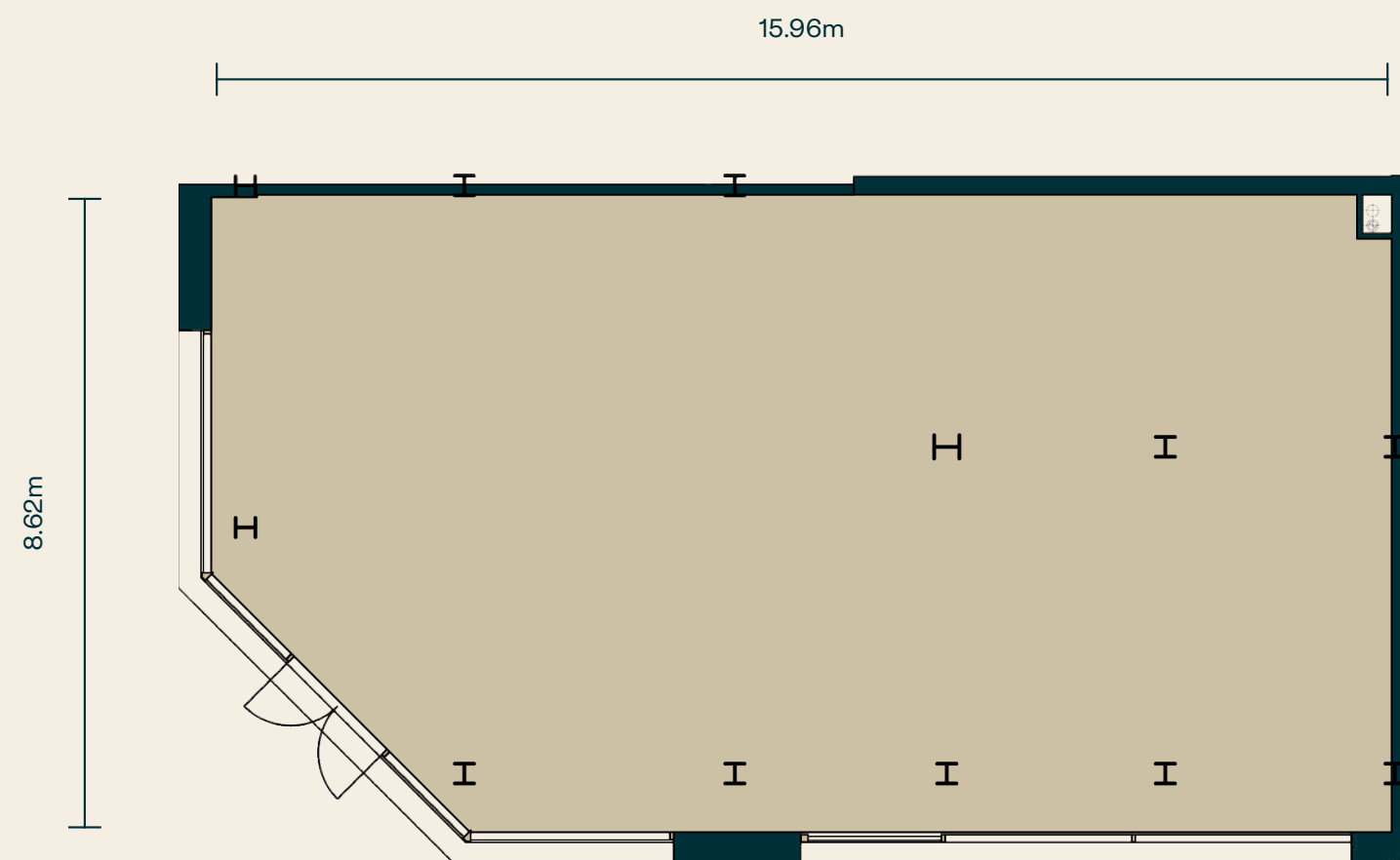
Approx NIA area
1,459 sq ft / 135.6 sq m

Max ceiling height
3.50m

Shopfront
RAL 9005 (black)
thermally broken
aluminium framing with
clear glazing

[Click for 3D view](#)

OGF



View from Shunters Yard



View from Pitsford Street

MORE DETAILS

Terms

All Units are available on Full Repairing and insuring leases, subject to a service charge on terms to be agreed. Service charge information will be made available to Interested parties.

Costs

Each party is to bear their own legal costs incurred in this transaction.

Address

The Goodsyard
53 Pitsford Street
Birmingham
B18 6FG

Units R1 – R18

Planning

Planning Application Reference No. 2017/10934/PA

To include commercial (B1a), workshop (B1a, b & c), Retail (A1,A2, A3, A4 & A5), leisure (D2), all now captured under Use Class E.

For further information, please contact Alex Claridge. For the sole letting agents Fox Lloyd Jones, contact Louise Larking or Maddy Wright.

E: alex@wearethewilderness.co.uk

M: 07578 802313

E: Louise.larking@fljtd.co.uk

T: 0113 2431133

M: 07814 478560

E: Maddy.wright@fljtd.co.uk

T: 0113 2431133

M: 07542 025118

Business Rates

The units will be subject to rating assessments once the development has completed.

Rent

Supplied upon application.

Floor Plans

Floor plans will be made available upon request by interested parties.

VAT

Vat will be levied at the prevailing rate.

Shell EPC

Each unit will be provided with a draft EPC of B or better. All tenants are required to obtain their own EPCs on completion of fitting out in order to comply with UK law.

Representation Clause

Important notice – These particulars are for general information purposes only and do not represent an offer of contract or part of one. Fox Lloyd Jones has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Fox Lloyd Jones have not tested any services, facilities or equipment. Any measurements and distances given are approximate only.

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