



## Unit B2, Bowyer Street, Birmingham, B10 0SA

Unit B2, Bowyer Street is a 2,050sqft ground floor light industrial unit at the gateway to Digbeth high street

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,050 sq ft / 190.45 sq m
<b>Rent</b>	£16,400.00 per annum
<b>Rateable Value</b>	£6,200 Benefits from 100% small business rate relief
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Ground floor
- 2,050sqft
- Off-street parking
- Side office
- Refurbished flooring
- Kitchen and bathroom
- Open plan
- Roller shutter access

# Unit B2, Bowyer Street, Birmingham, B10 0SA

## DESCRIPTION

Unit B2, Bowyer Street is a ground-floor light industrial unit equipped with roller shutter access, kitchenette and bathroom - with a further side office. The open plan unit is fitted with new LED fixtures throughout as well as newly decorated flooring. Structurally, the unit is formed of brick-built elevations surmounted by a further 3 units above and flat felt roofing. No gas is fitted.

## LOCATION

Bowyer Street is located directly opposite Bordesley Train Station at the gateway to Digbeth and the City Centre from the A45 (Coventry Road). Set back a stones throw from Digbeth High Street and within a closed quaint avenue, the premises benefit from access to both the dual carriageway of Bordesley Circus roundabout and a 3 minute drive to the Aston Expressway. Bowyer Street is 0.8 mile from the Bullring and Grand Central.

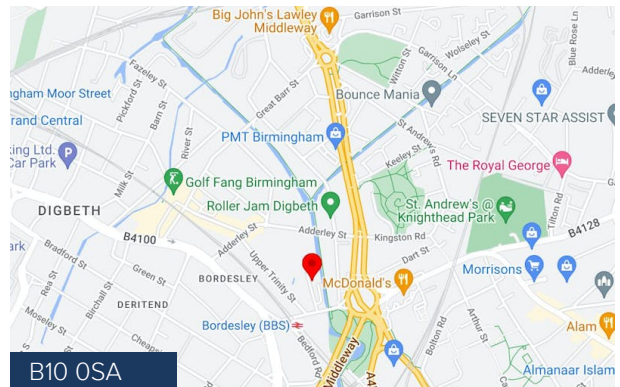
## TERMS

The property is to be offered to the leasehold open market for the sum of £16,400 per annum upon a minimum term of a 3 year lease. The incoming tenant would be responsible for £1,300 towards the buildings insurance as well as utilities such as water and electric.

## VIEWINGS

Viewing - Strictly by appointment with the sole agents Shepherd Commercial Ltd

Tel: 01564 778890 / Email: [info@shepcom.com](mailto:info@shepcom.com)



## Viewing & Further Information

**KAINE ARKINSON**

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