

# TO LET

11 Brindley Place, Birmingham,  
B1 2LP



## LOCATION

Birmingham is the UK second largest City, with a shopping catchment of 7.2 million people. The city is currently experiencing a new era of capital investment due to the increasing demand for residential, offices and retail on behalf of occupiers. The City of 1000 trades has now cemented itself as one of the UK's dominant retailing and leisure destination.

## DESCRIPTION

The subject property sits within 11 Brindley Place, an 11-storey office development in the heart of Brindley Place. The Brindley Place estate is a large mixed use canal side office, residential, leisure and F&B development in Birmingham City Centre.

This ground floor and mezzanine property is located opposite **The Hilton Hotel**, and **Brindley Place Car Park**. Other nearby retailers include **Pret a Manger**, **Piccolinos**, **Bank**, **Zizzi**, **The Sea Life Centre**, and **Lego Discovery Centre**.

## ACCOMODATION

The premises comprise of the following approximate floor area:

**Ground Floor:** 111.03 sq. m.      1,195 sq. ft.  
**Mezzanine:** 78.74 sq. m.      847 sq. ft.

## TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## EPC

A copy of the EPC is available upon request.

## RENT

**£37,500** per annum exclusive of rates, service charge and VAT.

## INSURANCE

The insurance is current set at **£681.44** per annum (exclusive of VAT).

## SERVICE CHARGE

There is an annual service charge of **£7,837.22** plus VAT.

## RATEABLE VALUE

Rateable Value - **£55,500**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with the Joint Retained Agents.

## SUBJECT TO CONTRACT

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

# TO LET

11 Brindley Place, Birmingham,  
B1 2LP



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Scott Robertson  
Tel: 0121 400 0407

Email: [scott@creative-retail.co.uk](mailto:scott@creative-retail.co.uk)

Ed Purcell  
Tel: 0121 400 0407

Email: [ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)