

LEISURE | TO LET

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THE ENGINE ROOM, GREAT HAMPTON ROW, BIRMINGHAM, B19 3JP

10,091 SQ FT (937.48 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

An Open Plan Premises within a Substantial
Grade II Listed Property with an Extensive
Basement Area and Loading Bay

- GIA 10,009 ft2 plus Substantial Basement
- Quoting Rental £40,000
- Ideal for Leisure, Church or storage occupiers
- Walking Distance to Snow Hill, St. Pauls and Jewellery Quarter Stations



DESCRIPTION

The building comprises a substantial Grade II Listed property which provides an excellent opportunity for leisure occupiers.

The property comprises an open plan hall with additional mezzanine spanning the perimeter of the space.

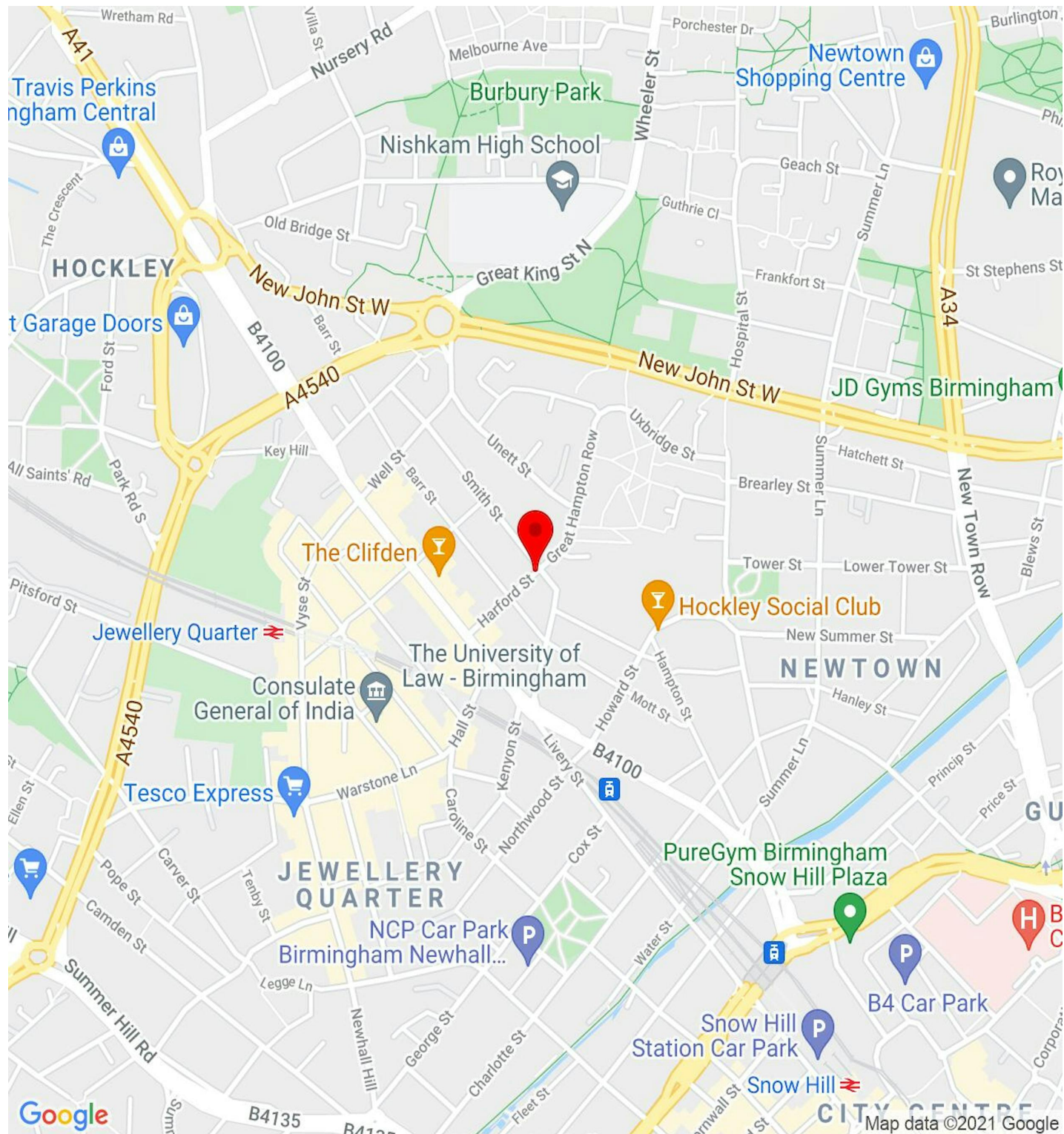
Benefits include WC facilities on ground and first floor level, gas fired heating, lighting, single glazed Crittall windows to all elevations, extensive basement area and loading bay.



LOCATION

The property is situated on Great Hampton Row a short distance from Constitution Hill (A41) and being less than half a mile from Birmingham City Centre and the historic Jewellery Quarter.

The nearby inner ring road provides access to the A38(M) and the national motorway network at J6 M5 (Spaghetti Junction).



THE JEWELLERY QUARTER

The Jewellery Quarter is one of Birmingham's city centre business hotspots.

The Jewellery Quarter is easily accessible with excellent transport links, including Birmingham Snow Hill Station.

Alternatively, you can reach the Jewellery Quarter from Birmingham City Centre via tram by getting off at the St Paul's stop.

Places to Eat in the Jewellery Quarter

This area is a lively hub with a wide selection of bars, restaurants, cafes, and shops to explore. Popular spots include:

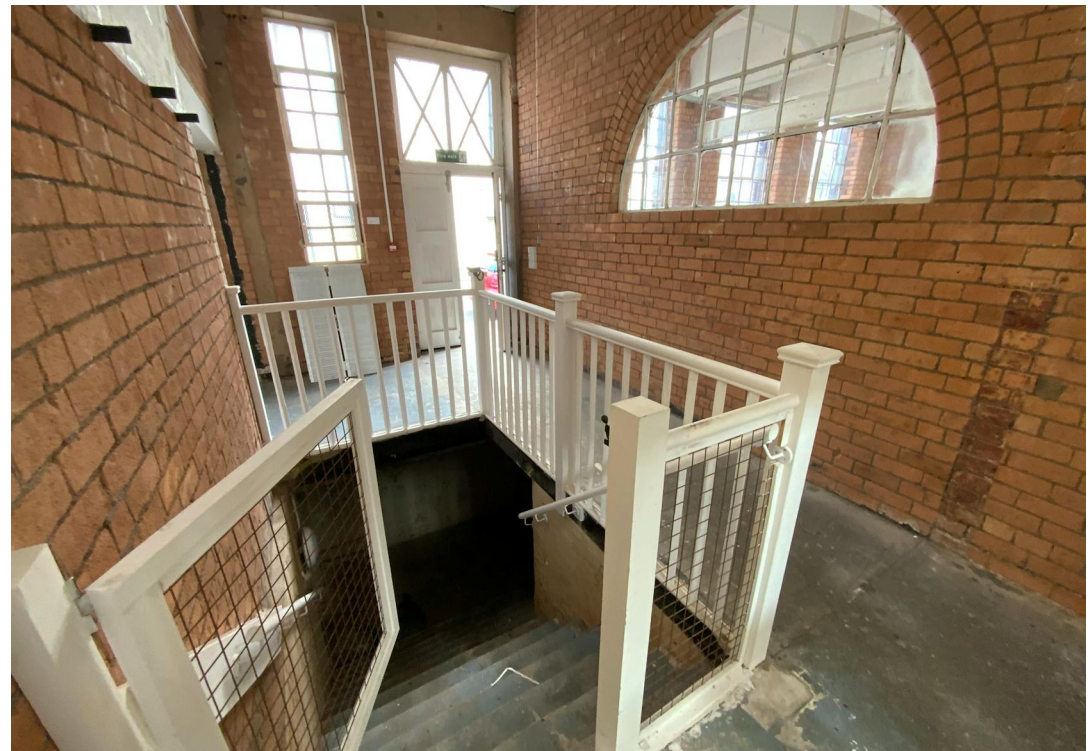
- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

For a more affordable option, consider picking up a meal from the local Tesco and enjoying it in the park surrounding St Paul's Church. It's a perfect spot to relax and get some fresh air during your workday.

Staying Active

If you want to stay active, there are also several gyms in the area, such as SPM Fitness, Temple Gym, and Henrietta Street Gym.





TERMS

The property is available to let on a new lease with length to be agreed at £45,000 per annum exclusive.

VAT

VAT is payable on all outgoings contained within the lease.

PLANNING USE

We understand that the property has consent under B1 and B2 Use Class but has most recently been used within the D1 (Non-residential Institutions).

RATEABLE VALUE

We understand that the rateable value is £31,500

LEGAL COSTS

Each party are to be responsible for their own legal fees incurred.

AVAILABILITY

The property is available immediately on a new lease, subject to the completion of legal formalities.

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£40,000 per annum

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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