

OFFICE | TO LET

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THE COURTYARD, 2-4 PRITCHETT STREET, BIRMINGHAM, B6 4HG

1,162 SQ FT (107.95 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



A New Affordable Office/Studio Development,  
Located Within Close Proximity to Birmingham  
City Centre

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- Integrated Kitchen and WC
  - 24/7 Access / 365 days
  - Open Plan Accommodation
  - Immediately Available
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## DESCRIPTION

The development comprises a mix of self-contained front door offices and studios that have been refurbished to a high standard whilst retaining many of their industrial character.

Each unit benefits from steel crittal windows, exposed brick walls, hard wood flooring and feature lighting along with integrated kitchen and WC facilities.

The development is centered around a paved courtyard with roller shutter access via Pritchett Street.

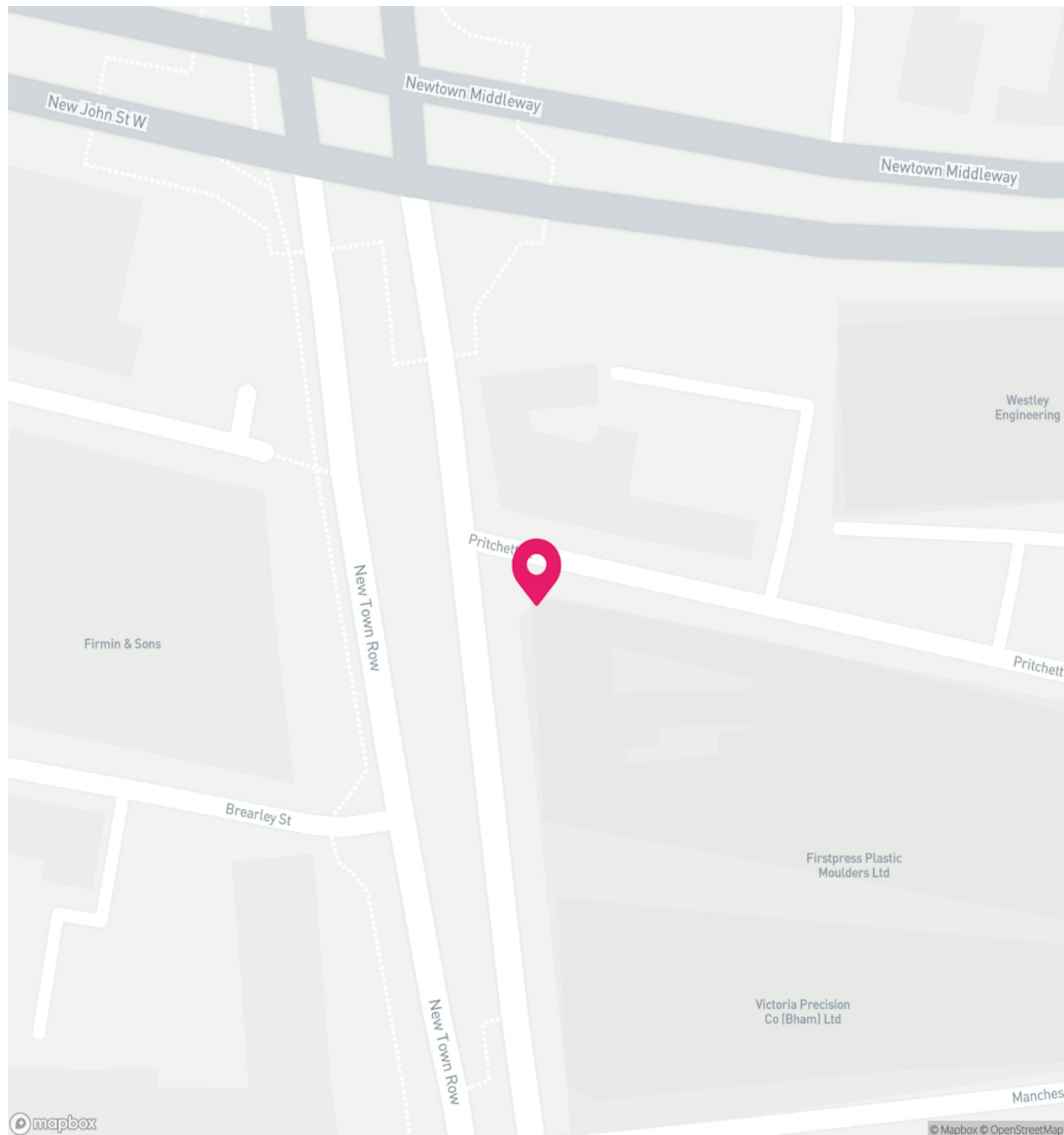


## LOCATION

The property is situated on Pritchett Street close to its junction with New John Street West and being situated only 2.5 miles from Birmingham City Centre.

Communication links are excellent being only a few hundred yards from Dartmouth Circus, linking with the A38(M) and the national motorway network at J6 M6.

The HS2 station at Curzon street and Eastside are also within walking distance along with Snow Hill.





## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

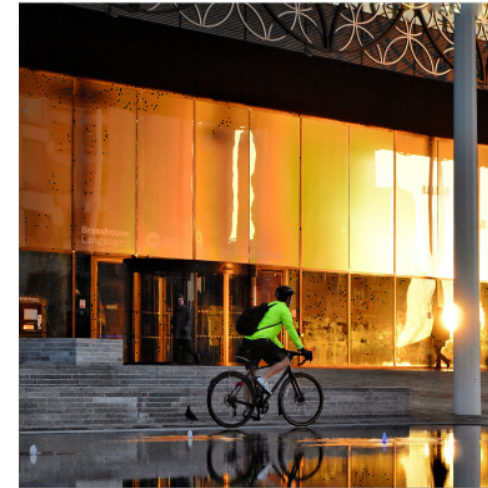
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**Central location, global reach:** A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!









## AVAILABILITY

Name	sq ft	Rent	Availability
Unit - 5 (Ground)	1,162	£18,000 /annum	Available
Unit - 7 (First)	485	£10,000 /annum	Available
<b>Total</b>	<b>1,647</b>		

## BUSINESS RATES

The suite has yet to be assessed for rating purposes.

However, we expect the suite to be eligible for Small Business Rates Relief.

We would, however, recommend all prospective tenants make their own enquiries to satisfy themselves to this regard.

## VAT

All prices quoted are exclusive of VAT which is NOT payable.

## LEGAL COSTS

An easy to understand lease will be prepared by the landlord at no cost to the tenant.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate available on request from the agent.

## AVAILABILITY

The property is immediately available following the completion of legal formalities.

## VIEWINGS

Viewings are strictly via the sole agent Siddall Jones.

## LEASE

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

## RENT

£18,000 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

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## CONTACT



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