

# Unit C2

Bowyer Street, Birmingham, B10 0SA

SHEPHERD  
COMMERCIAL



## TO LET

1,154 SQ FT  
(107.21 SQ M)

£12,000 PER ANNUM

A ground-floor super-light industrial premise, with scope for creative uses.

- Ground Floor
- Rear Parking
- Digbeth Location
- Excellent Transport Links
- Variety of Uses

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Summary

Available Size	1,154 sq ft / 107.21 sq m
Rent	£12,000 per annum
Service Charge	N/A
EPC	C

Description

A 1,154sqft ground floor super light industrial unit suitable for a variety of non-disruptive uses. Use Class E, Unit C2R provides open-plan timber floored industrial space, along with self-contained kitchen and W.C - all surmounted by new LED lighting fixtures. The light industrial accommodation comes with one car parking space in the rear car park.

Location

Bowyer Street, located in the B10 0SA postcode of Birmingham, sits within the Digbeth and Bordesley area, just 1 mile southeast of Birmingham city centre. The location offers excellent connectivity, lying less than 1.2 miles from Junction 6 of the A38(M), which links quickly to the M6 motorway, and just a short walk from Birmingham Moor Street and New Street stations. The wider Birmingham metropolitan area has a population of over 1.1 million, making it the UK's second-largest city. The B10 area itself is characterised by a mix of industrial, creative, and residential uses, and has seen significant regeneration interest due to its proximity to HS2's Curzon Street terminal.

Approximately 63% of the local population is of working age, with a growing number employed in manufacturing, logistics, and the expanding digital and creative sectors. This strategic location makes Bowyer Street ideal for businesses seeking city-fringe accessibility at competitive occupational costs.

Viewings

Strictly by appointment with Shepherd Commercial

Terms

The light industrial unit is to be let for a minimum term of 3 years and subject to a mandatory 3 month deposit. The premises are not suitable for uses open to the general public due to access and disruption to other tenants.