

RETAIL | TO LET

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COMMERCIAL UNIT AT JENNENS COURT, 1 FOX STREET, BIRMINGHAM, B5 5JR

4,650 SQ FT (432 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Flexible Retail/Showroom Space at the Heart of Birmingham's Student Hub - Short Walk From BCU, Aston University & Millennium Point

- Full Glazed Frontage
 - Can Be Split
 - Short Walk to Moor St and New St Stations
 - Part of a Large Student Block
 - Close to Local Universities
 - Near Upcoming HS2 Curzon Street Station
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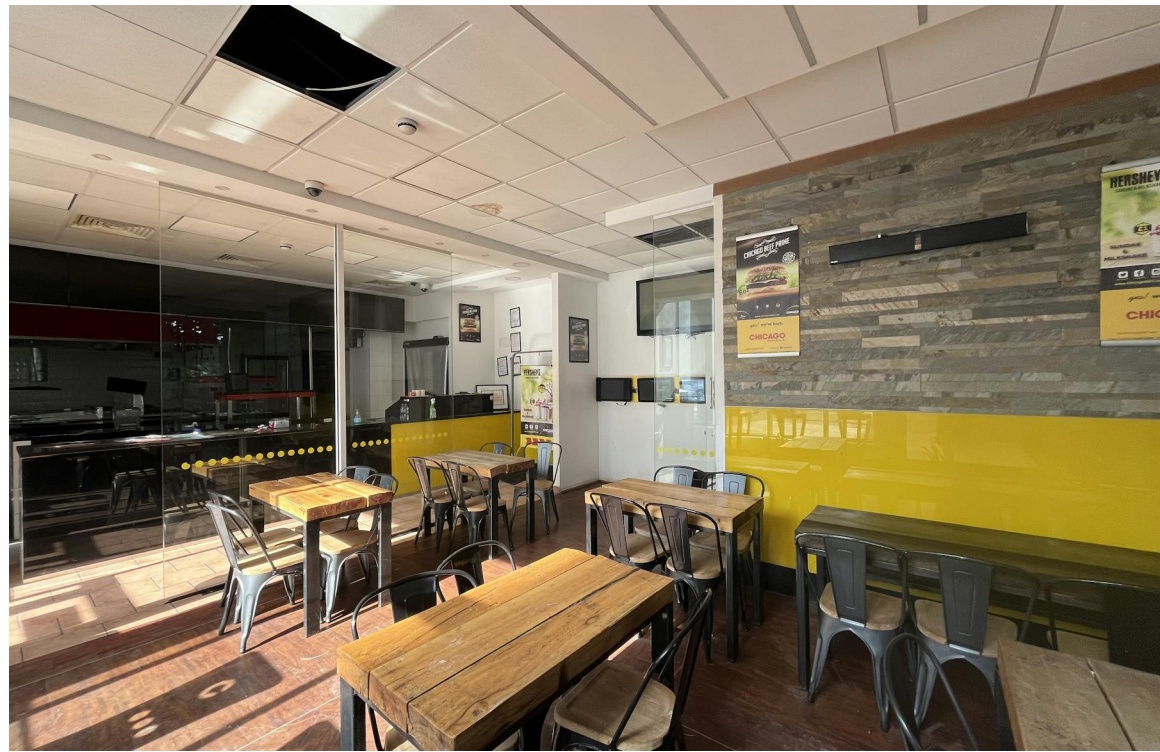


DESCRIPTION

The property is situated on the ground floor of Jennens Court, a modern and lively student accommodation scheme situated in the heart of Birmingham's Eastside, an area that has undergone significant regeneration in recent years. The unit has a prominent corner position fronting Fox Street and Etna Street, being within walking distance of both Aston University and Birmingham City University. The location is well connected to Birmingham City Centre, the Bullring and Grand Central, as well as the nearby Eastside City Park and Millennium Point.

The accommodation includes a fully glazed ground floor retail/showroom space, offering excellent frontage and visibility to passing pedestrians and traffic. The space has been subdivided into two units; one formerly occupied as a convenience store with storage to the rear, and the other fitted out for hot food use, currently configured to provide a seating area, kitchen facilities, cold storage and counter space. Both units are highly adaptable and can be reconfigured to suit a range of uses.

The accommodation can be taken as a single large unit, providing a versatile open-plan showroom or retail premises, or consideration will be given to the units being let separately. This flexibility allows the property to appeal to a broad range of occupiers, from retail operators and food and beverage businesses to service-led occupiers seeking a prominent and well-connected city location.

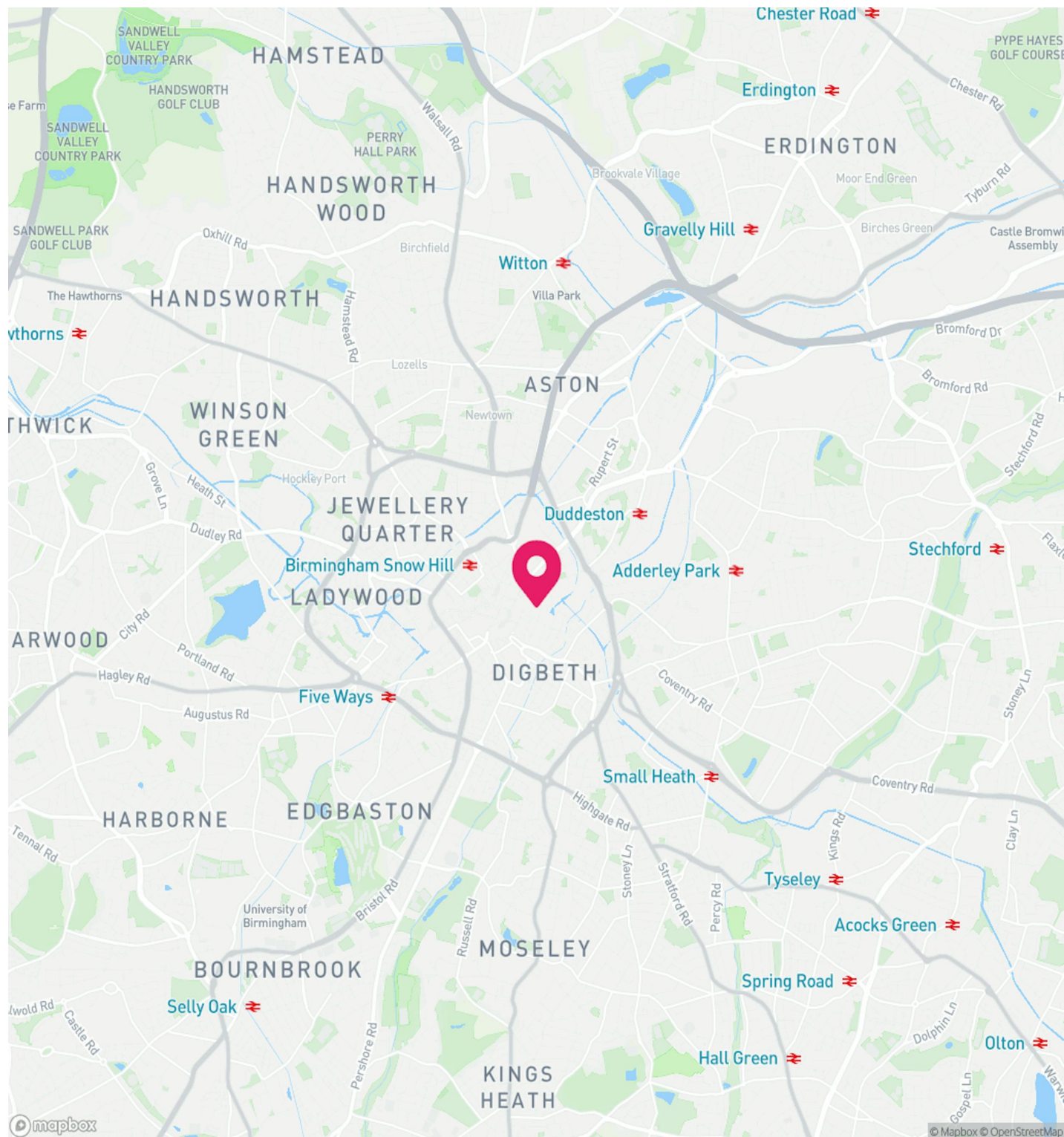


LOCATION

The property is located in Birmingham's Eastside, close to Aston University, Birmingham City University and Millennium Point. The property benefits from strong transport links, with Birmingham Moor Street station approximately 0.4 miles away, Birmingham Snow Hill around 0.5 miles away, and Birmingham New Street just under a mile to the south-west. Aston railway station, serving the Cross-City and Chase Lines, is also within easy reach.

The area is well served by local bus routes, the Midland Metro tram extension through Eastside will further improve connectivity, linking directly to the forthcoming HS2 Curzon Street station.

Road access is excellent, with the A38(M) Aston Expressway approximately 1 mile away, providing direct links to Junction 6 of the M6 motorway and the wider national motorway network.



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.

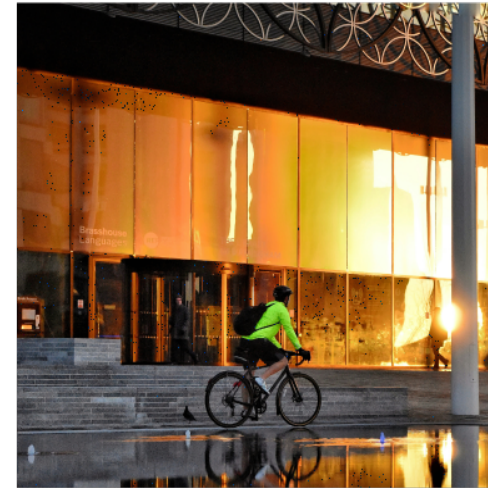
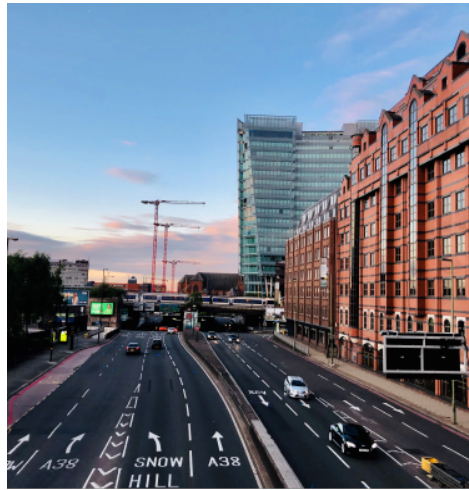
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!







TERMS

The property is available on a new lease, with length to be agreed, at a passing rental of £32,500 per annum (exclusive).

BUILDING MAINTENANCE

Landlord to recover ad hoc costs related to the repair and maintenance of the building's structure. Any such costs will be apportioned among all occupiers based on their respective floor areas. As there are no communal or shared areas within the building, a routine service charge will not apply.

VAT

All prices quoted are exclusive of VAT, which may be payable.

LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWING

Strictly via the sole agent Siddall Jones.

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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