

RETAIL | TO LET

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UNIT 12 PARK REGIS, 1 ISLINGTON ROW MIDDLEWAY, BIRMINGHAM, B15 1LD

5,748 SQ FT (534.01 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

High Visibility, Dual Fronted Retail/Leisure Unit with Large Openings, Open Plan Area and Versatile Upper Floor Suited to a Range of Uses

- Prominent Dual Fronted Unit
 - High Footfall Leisure Destination
 - Concrete Flooring
 - Dropdown Lighting
 - Five Large Openings with Roller Shutters
 - Open Plan Ground Floor Sales Area
 - Flexible First Floor Accommodation
 - Close to Five Ways Station & Tram Line
 - Concrete Flooring and Drop Down Lighting
 - Suitable For Retail, Leisure or Office Use
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DESCRIPTION

The property occupies a prominent position within an established retail and leisure destination, benefitting from strong footfall and excellent visibility to passing traffic.

The ground floor enjoys dual frontage onto Islington Row Middleway and the adjoining elevation, featuring five large openings currently secured by roller shutters. These could be fully opened up or glazed to enhance the building's visibility and presence. A pedestrian entrance leads into an open plan sales area with concrete flooring and drop down lighting.

The first floor offers further accommodation, previously used for storage but equally suited to a range of alternative uses, including office space, additional retail, leisure or continued storage. The property also benefits from WC facilities.

Overall, the property provides versatile accommodation suitable for ongoing retail or leisure use, with potential for reconfiguration to meet the needs of a variety of occupiers.

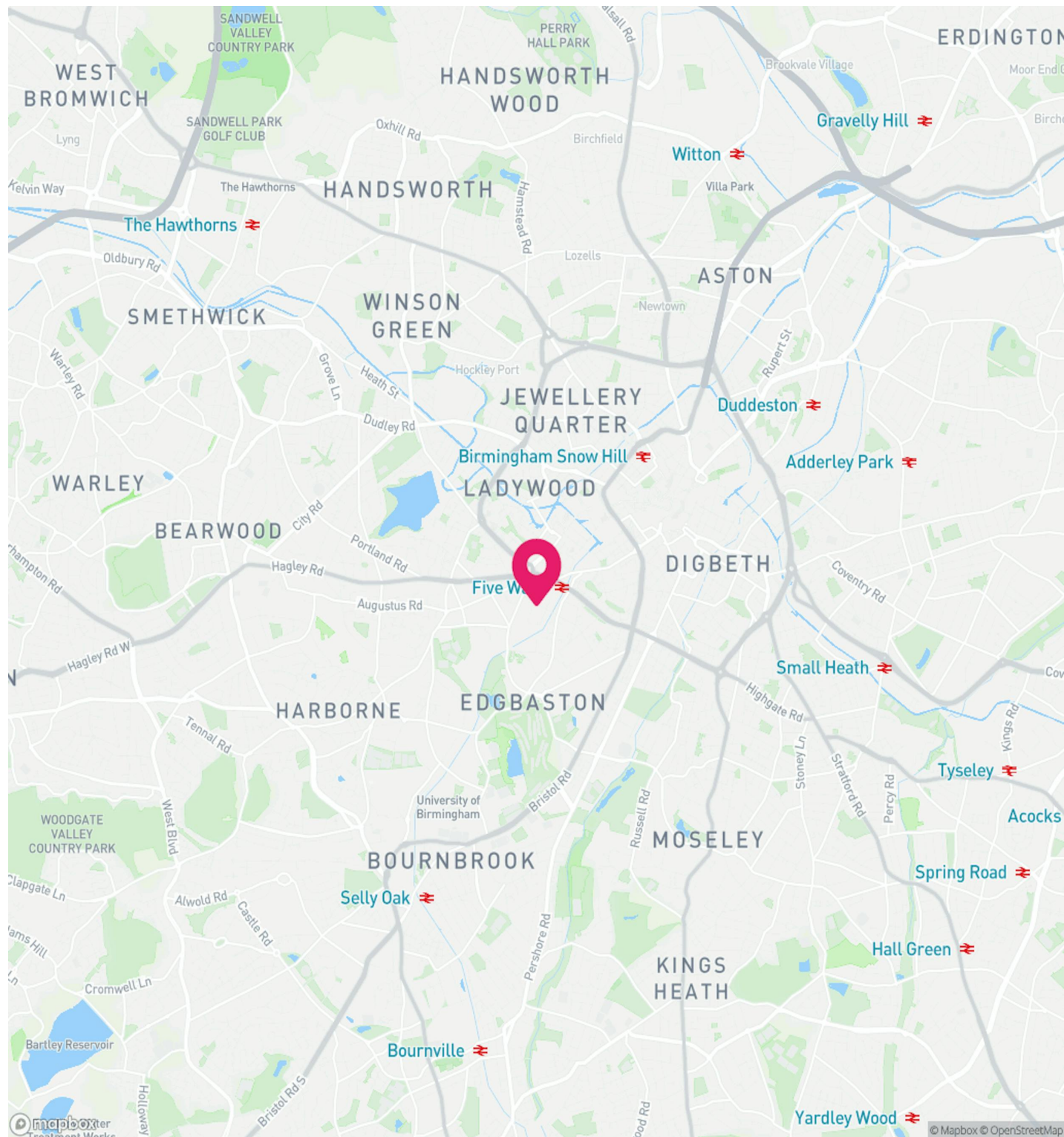


LOCATION

The property is situated fronting Broad Street, one of Birmingham's most dynamic entertainment destination. It is adjacent to Five Ways Island within the inner ring road and is accessed just off Islington Row Middleway (A4540).

Located within a short walk of both Five Ways Train Station and West Midlands tram line, the property is extremely well connected to the heart of Birmingham and the wider area.

The unit fronts the busy Broad Street in Birmingham and is situated near to a number of leisure operators, including but not limited to: Lavatte Café, The Gym, Boom Battle Bar, and Cineworld.



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.

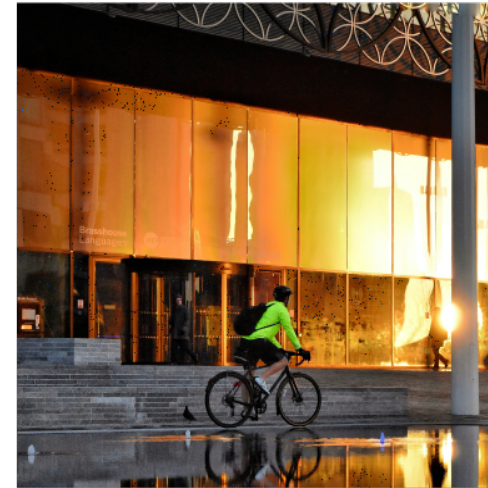
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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 £30,000 per annum (exclusive).

SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of communal areas.

VAT

All prices quoted are exclusive of VAT, which we understand is 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.

VAT

Applicable

RENT

£30,000 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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