

OFFICE, OTHER, RETAIL | TO LET / FOR SALE

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37 TENBY STREET, JEWELLERY QUARTER, BIRMINGHAM, B1 3EF

700 SQ FT (65.03 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

An Opportunity to Acquire a Well Located Ground Floor Commercial Unit in the Heart of the Jewellery Quarter

- Well Located Commercial Premises - B1 Postcode in the Heart of the Jewellery Quarter
 - Return Frontage with Full Height Glazing to Exterior Elevations
 - Shall & Core Condition - Allowing for Tenant/Purchaser Fit Out
 - Potential For Mezzanine Flooring
 - Available To Let at £17,500 per annum (May Sell)
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DESCRIPTION

The is situated on the corner of Tenby Street and Albion Street benefiting from an extensive return frontage with full-height glazed elevations to both frontages, providing exceptional natural light, strong street presence and excellent branding opportunities.

Pedestrian access is provided directly from Albion Street via a dedicated entrance point with the accommodation being presented in shell core condition, providing an open-plan blank canvas ready for occupier fit out and bespoke specification.

The space benefits from excellent floor-to-ceiling height, allowing the potential installation of a mezzanine floor to double the floor area.

The unit is connected to mains electricity together with water and waste connections, facilitating a straightforward fit out process for a wide range of occupiers.



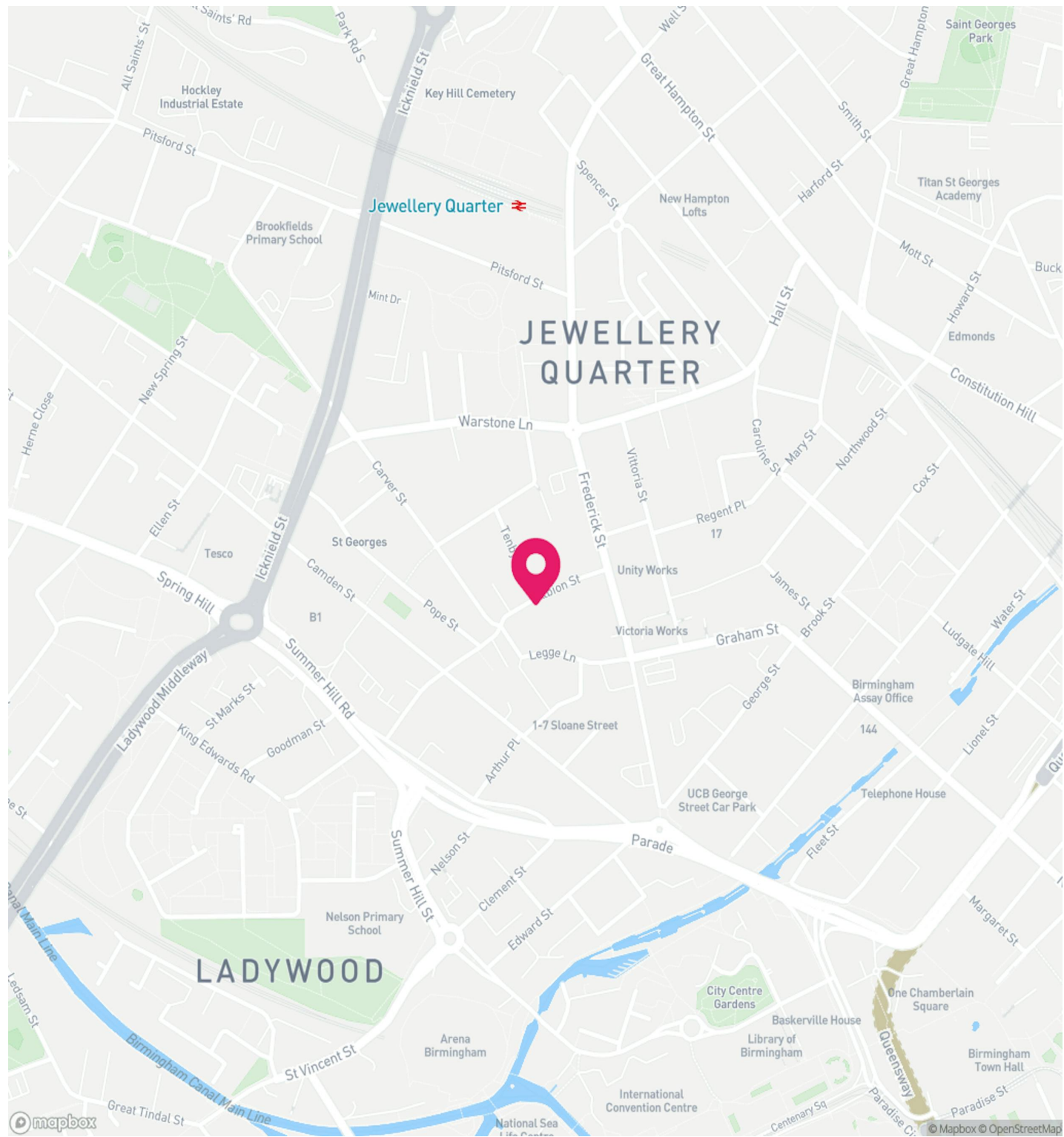
LOCATION

37 Tenby Street occupies a prime position in the heart of Birmingham's sought-after Jewellery Quarter, one of the city's most established and characterful business districts.

The property is situated within easy walking distance of Birmingham City Centre, providing immediate access to the city's extensive retail, leisure and business amenities.

Connectivity is excellent, with Jewellery Quarter Railway Station and Metro Stop located nearby, providing direct access to Birmingham Snow Hill, Birmingham Moor Street and Birmingham New Street Stations, as well as wider regional and national rail networks.

The property also benefits from excellent road communications, with convenient access to the A38(M) Aston Expressway, Birmingham Ring Road and the wider motorway network including the M6, M5 and M42, allowing straightforward access across the West Midlands and beyond.



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.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor Unit	700	65.03	Available
Total	700	65.03	

SERVICE CHARGE

A small Service Charge is payable in respect of the maintenance and upkeep of communal areas, building insurance etc.

SERVICES

Mains electricity, water and drainage have been bought into the property ready for tenant fit out.

SALE

Consideration may also be given to the sale of the property. Please contact the agent for further information.

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

RENT

£17,500 per annum on a new lease with length and terms to be agreed.

POSSESSION

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

EPC

EPC exempt - Currently being constructed or undergoing major refurbishment

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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