

LEISURE, OFFICE, OTHER, RETAIL | TO LET

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UNIT 2, 65 EDWARD STREET, BIRMINGHAM, B1 2RX

1,955 SQ FT (181.63 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Modern Ground Floor Commercial Unit
With Extensive Glazed Frontage In Central
Birmingham – Suitable For A Variety Of Uses

- Prominent Frontage
 - Currently Split To Provide Cellular Rooms
 - Modern Fitted Kitchen
 - Extensive Glazed Frontage
 - High Quality Specification
 - Suitable For A Variety Of Uses
 - Central Birmingham Location
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DESCRIPTION

The property comprises a modern ground floor commercial unit forming part of a contemporary mixed-use development in Birmingham City Centre. The accommodation benefits from an attractive glazed frontage and dedicated pedestrian entrance, providing a professional and easily accessible premises.

Internally, the property is arranged to provide a welcoming reception area with five separate rooms of varying sizes, offering a flexible combination of private offices, meeting rooms, consultation rooms or treatment space. The accommodation is well presented throughout and benefits from suspended ceilings, recessed lighting, carpeted flooring and floor-mounted service points.

Further accommodation includes a modern fitted kitchen, WC facilities and useful storage cupboard.

The existing configuration makes the property particularly well suited to office, medical, therapy, healthcare, educational or other professional uses, subject to any necessary planning and statutory consents.

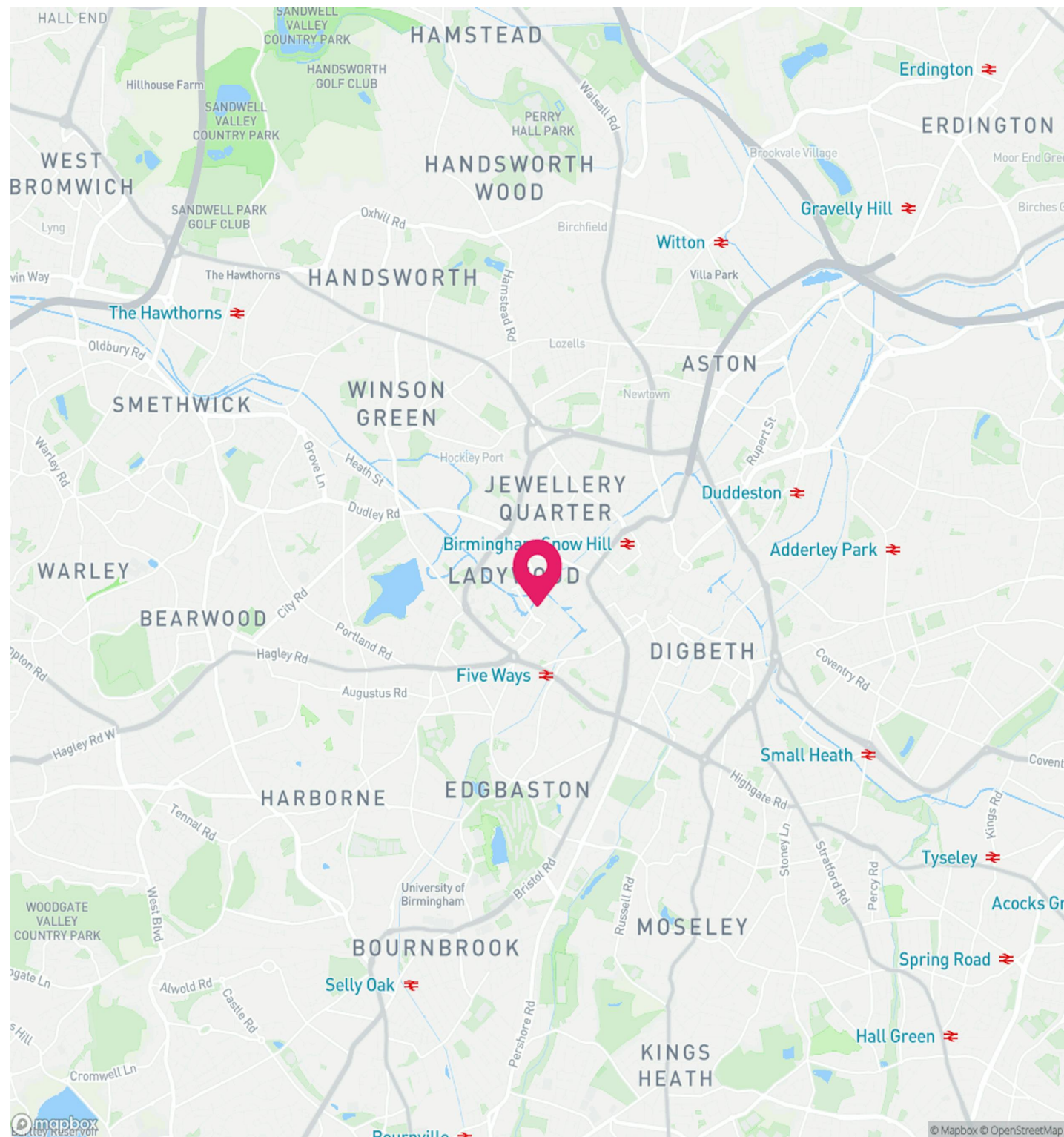


LOCATION

The property is prominently situated on Edward Street, within Birmingham's increasingly popular Westside district, immediately west of the City Centre's established commercial core. Brindleyplace, Broad Street and the Jewellery Quarter are all within easy walking distance.

The surrounding area has undergone significant regeneration in recent years, with new residential and mixed use developments creating a vibrant city centre neighbourhood. The immediate vicinity offers a diverse mix of businesses, professional occupiers, cafés, restaurants and everyday amenities.

The property benefits from excellent connectivity, with easy access to the inner ring road and A38(M), providing onward links to the M6 motorway. Birmingham New Street, Snow Hill and Jewellery Quarter railway stations are all readily accessible, together with numerous bus services and West Midlands Metro connections.



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.

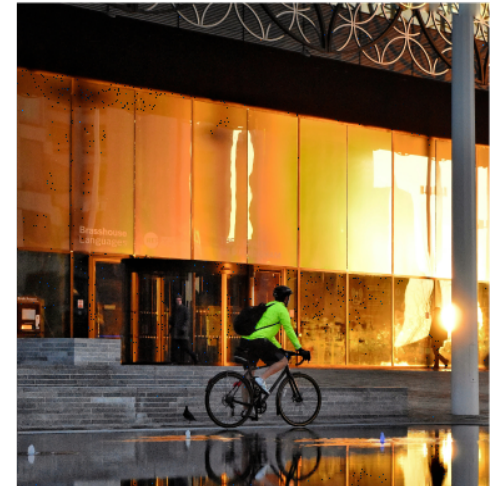
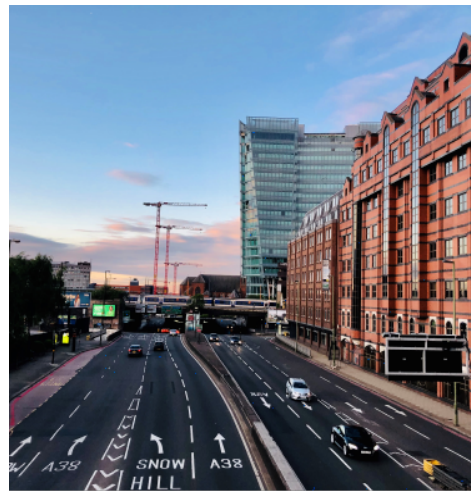
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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 maintenance and upkeep of the building.

BUSINESS RATES

Rateable Value: £22,500

VAT

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate (EPC) has been obtained and is available upon request from the agent.

AVAILABILITY

The property is available immediately following completion of legal formalities.

VIEWING

Strictly via the sole agent Siddall Jones.

LEGAL FEES

Each party to bear their own costs

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



Edward Siddall-Jones

0121 638 0500
edward@siddalljones.com



Sophie Froggatt

0121 638 0500
sophie@siddalljones.com

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