

LEISURE, OFFICE, OTHER, RETAIL | TO LET

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UNIT 1, EDWARD STREET, BIRMINGHAM, B1 2RX

1,546 SQ FT (143.63 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern City Centre Commercial Premises

- Ground Floor Commercial Unit with 2 Pedestrian Access Points
 - Fitted Out
 - Open Plan Configuration
 - Double Frontage
 - Car Parking Available
-



DESCRIPTION

The property comprises a modern ground floor commercial unit occupying a highly prominent corner position within a contemporary mixed-use development in the heart of Birmingham City Centre. Benefiting from extensive return frontage and full-height glazed elevations to both Edward Street and Helena Street, the premises offer exceptional visibility and branding opportunities.

Internally, the accommodation is arranged predominantly as open-plan space and is presented to a high standard throughout, incorporating suspended ceilings with recessed LED lighting, attractive wood-effect flooring and floor-mounted service boxes. The flexible layout is capable of accommodating a wide range of occupiers, including office, showroom, retail, leisure, medical, educational, studio, or alternative commercial uses, subject to any necessary consents.

The property benefits from two dedicated pedestrian entrances from both Edward Street and Helena Street.

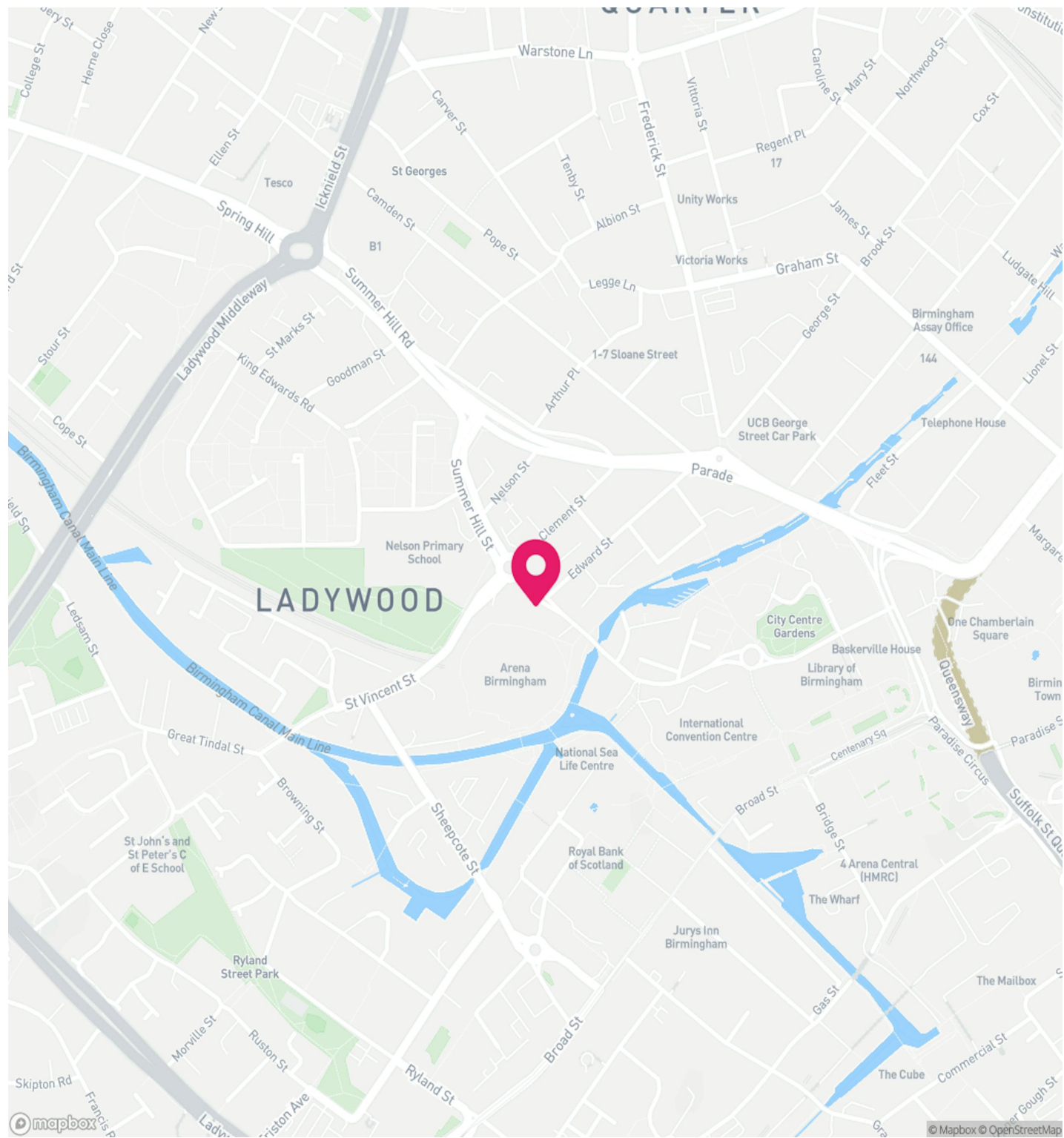


LOCATION

The property is situated on Edward Street, Birmingham, forming part of the increasingly popular Westside district on the fringe of Birmingham City Centre. The location lies between the established commercial core and the vibrant leisure destinations of Brindleyplace and Broad Street, whilst also being within walking distance of the Jewellery Quarter.

The surrounding area has undergone significant regeneration in recent years, with substantial residential and mixed-use developments creating a thriving city centre neighbourhood and increasing levels of footfall. Nearby occupiers include a mixture of independent businesses, professional firms, cafés, restaurants, and convenience operators.

The property benefits from excellent connectivity, being within easy reach of Birmingham's inner ring road network and the A38(M), providing direct access to the M6 motorway. Birmingham New Street, Snow Hill and Jewellery Quarter railway stations are all readily accessible, whilst the area is well served by local bus routes and the Midland Metro extension.



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.

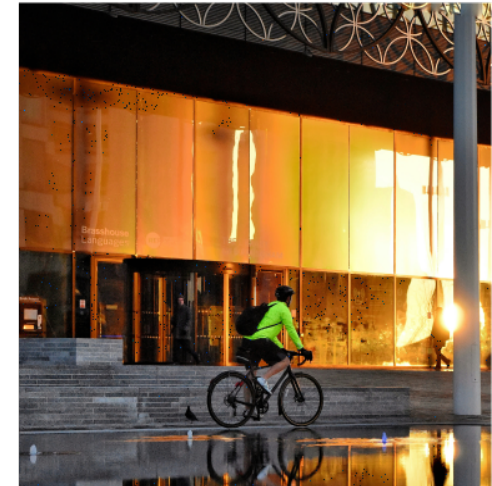
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!



SERVICE CHARGE

£2,224.99 per annum

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£23,250 per annum

POSSESSION

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

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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