

LEISURE, RETAIL | TO LET

[VIEW ONLINE](#)



UNIT 1, PARK REGIS, 158 BROAD STREET, BIRMINGHAM, B15 1DT

7,265 SQ FT (674.94 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Broad Street Retail/Leisure
Opportunity With Excellent Frontage, Flexible
Accommodation & Superb City Centre
Connectivity

- City Centre Location
 - Prominent Frontage
 - Arranged Over Ground & First Floors
 - Flexible, Largely Open Plan Accommodation
 - Suitable For Retail & Leisure Uses
 - Over 1,000 Residential Units Nearby
 - Excellent Public Transport Connections
 - Close To Five Ways & Brindley Place
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DESCRIPTION

We are delighted to bring to market this prominent retail/leisure opportunity within the Park Regis development.

The unit benefits from excellent visibility and a substantial frontage onto the busy Broad Street, one of Birmingham's principal leisure and entertainment destinations. The property occupies a strong trading position, surrounded by a variety of established leisure operators and with over 1,000 residential units located within a short walk.

The accommodation is arranged over ground and first floors, with the ground floor providing a flexible, largely open plan space ready for an incoming Tenant to undertake a bespoke fit out to suit their individual requirements.

The first floor is currently occupied by a Virtual Reality operator and has been configured to provide a number of partitioned rooms. The partitioning can be removed to reinstate a more open plan layout, providing flexibility for a range of potential occupiers and uses.



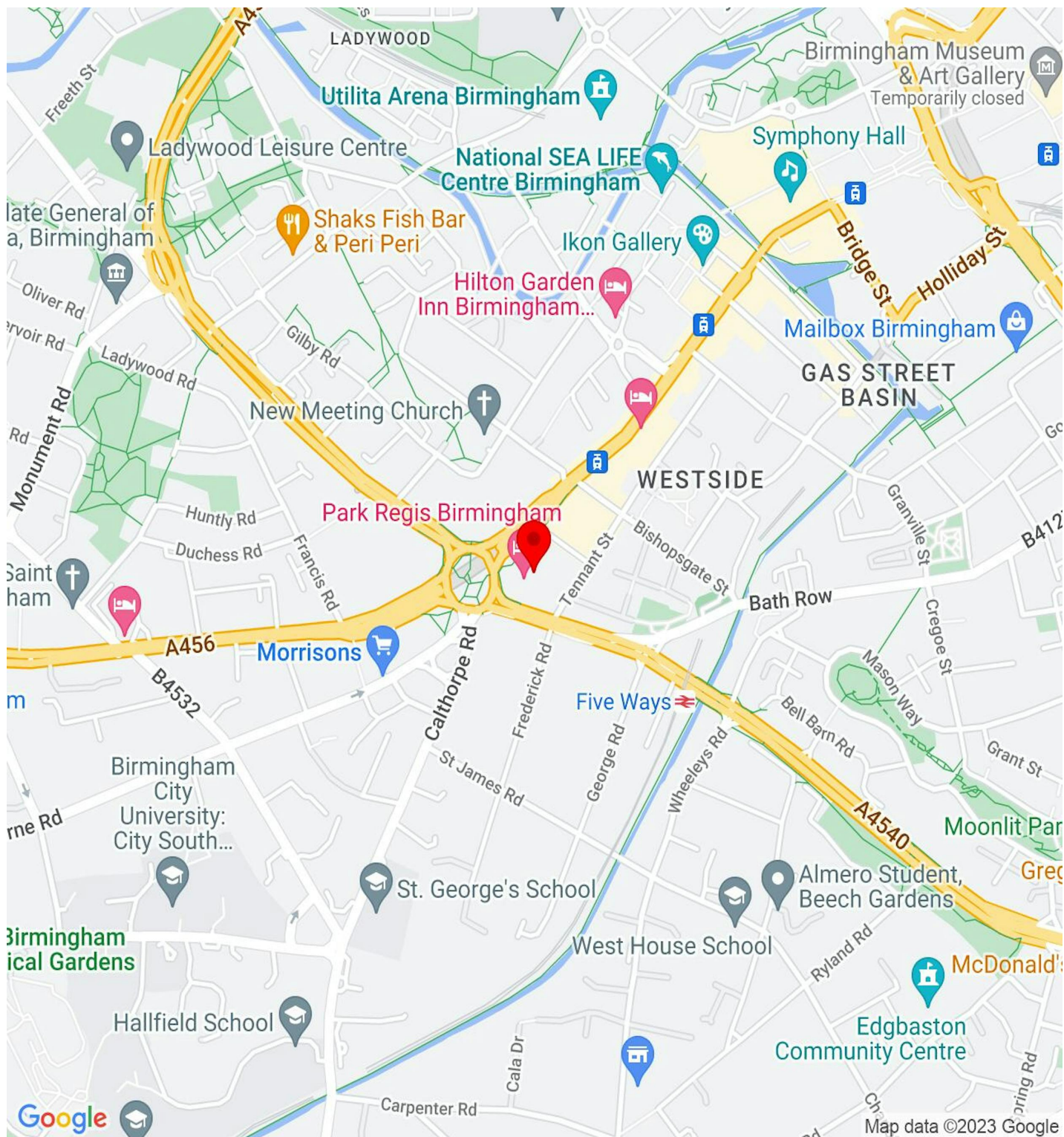
LOCATION

The Park Regis is prominently situated close to Five Ways Island and within the city's inner ring road.

The property occupies a highly visible position fronting Broad Street, with convenient access from Islington Row Middleway (A4540), providing good connectivity to Birmingham city centre and the wider road network.

Public transport connections are excellent, with Five Ways railway station within a short walk of the property and Birmingham New Street approximately 0.8 miles away. The Five Ways Metro stop is also located on Broad Street, providing regular tram connections into Birmingham city centre and onwards towards Wolverhampton.

The property is within walking distance of the wider City Centre, including Brindley Place, Centenary Square and Birmingham's central business and retail districts.



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.

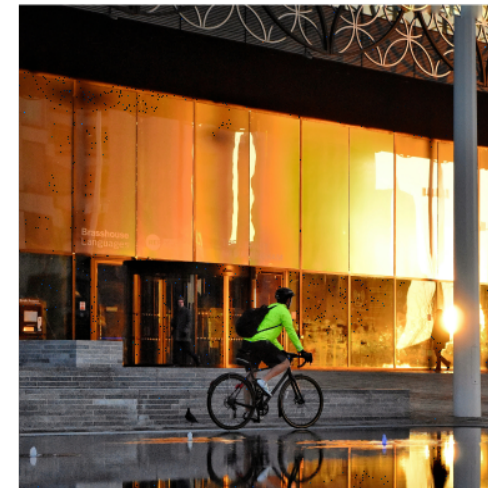
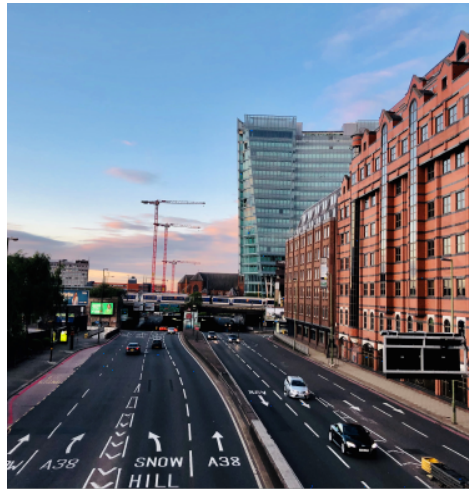
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

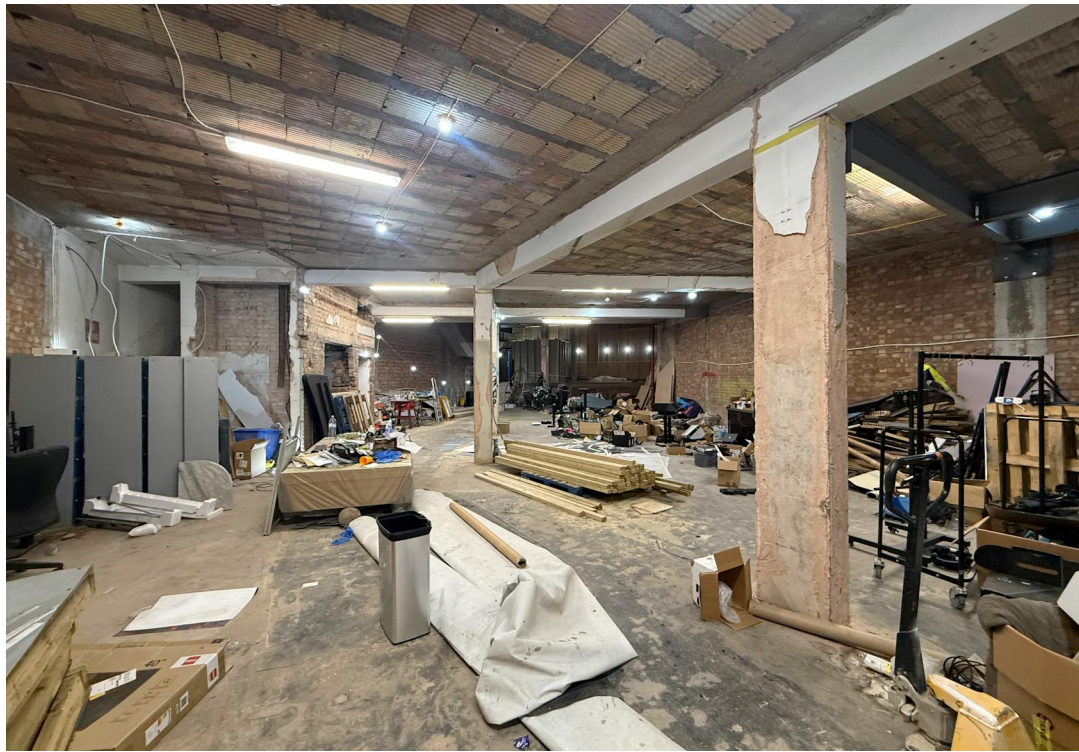
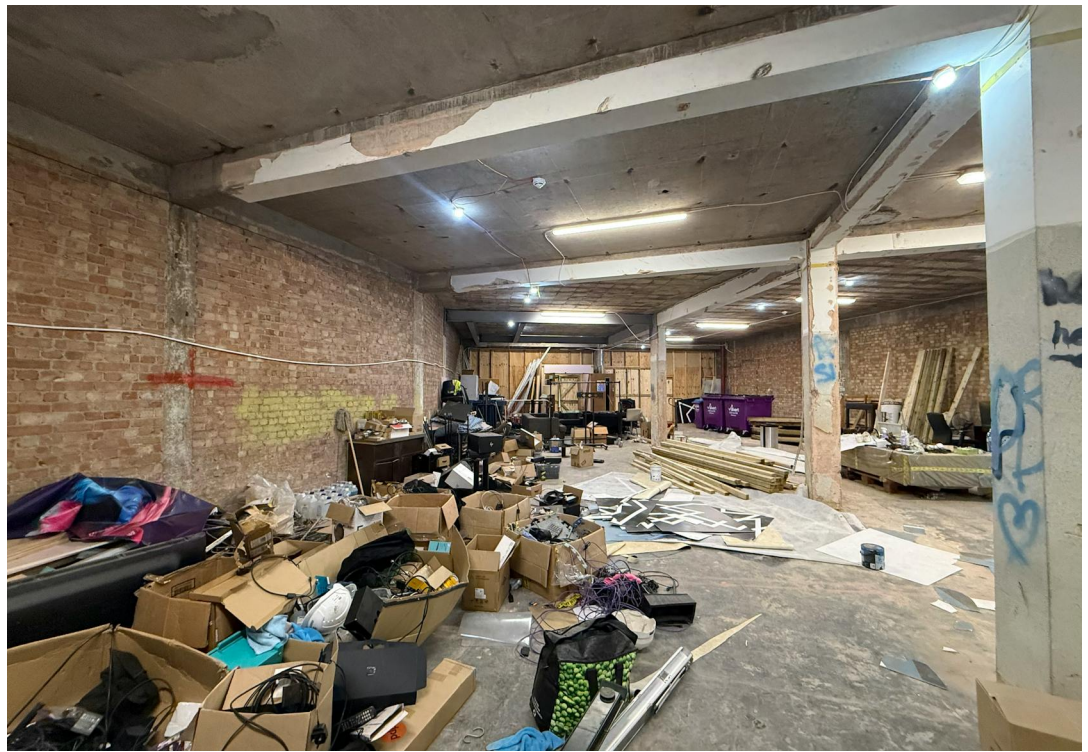
Central location, global reach: A strategic location offers quick train connections:

- 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!





AVAILABILITY

Name	sq ft	sq m	Availability
Ground	3,595	333.99	Available
1st	3,670	340.95	Available
Total	7,265	674.94	

TERMS

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

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.

LEASE

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

RENT

£60,000 per annum

POSSESSION

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

POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

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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