

SMITHFIELD HOUSE, DIGBETH, BIRMINGHAM, B5 6BS



TO LET

OFFICE/EDUCATIONAL BUILDING

29,000 sq.ft/2,697 sq.m

- D1 Educational Use
- Office Use
- Immediately Available
- Close To Birmingham City Centre



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LOCATION

The subject property fronts onto High Street, Digbeth, within the Markets area of Birmingham close to the new Bullring Shopping Centre. It has also got frontages to Moat Lane and Upper Mill Lane. The main wholesale food market is nearby as is the general retail market.

Birmingham City Centre and Birmingham New Street Railway Station along with Moor Street Railway Station are within walking distance.

DESCRIPTION

The accommodation is situated within an imposing building at the junction of Digbeth and Moat Lane, close to the iconic Selfridges building and the Markets area, and within walking distance to the new, New Street Railway Station. All of the office/educational floors are accessed by lift and staircase and each benefit from central heating, double glazed windows and toilets on each floor.

Each office/educational floor is approximately 4,420 sq ft (411 sq m), giving a total within the educational/office part of the building of approximately **22,100 sq ft (2,055 sq m)**.

In addition there is ground floor front reception, a potential retail area of **1,900 sq ft (177 sq m)**, and furthermore, there is a large useful dry basement area and a large garage with roller shutter doors facing Moat Lane at the rear and being approximately **5,000 sq ft (465 sq m)**.

Therefore total usable space is approximately **29,000 sq ft (2,697 sq m)**.

Our preference would be to let the whole of this building to a single occupier although consideration will be given to letting of individual floors.

CAR PARKING

A pay and display car park on Moat Lane, immediately to the rear of Smithfield House, provides economical all day car parking.

SERVICES

The building has the benefit of gas fired central heating system, lift and toilets on each floor.

For More Information Contact:

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PLANNING

We understand that the property has got planning permission for D1 educational use in all or the majority of the building, although intending tenants should make their own enquiries of the Local Planning Authority.

COSTS

Each party will bear their own costs in preparation of the legal documentation.

VAT

VAT is not applicable.

LEASE

A lease of the building or individual floors is available by negotiation, depending upon the amount of accommodation which the tenant requires and similarly, the tenant's responsibility for repairs is subject to negotiation.

RENT

A rent based upon **£6.00 per sq ft, per annum** is proposed, ie **£26,500 per annum** for each floor.

SERVICE CHARGE

A service charge may be applicable if tenants only occupy part as opposed to the whole of the building.

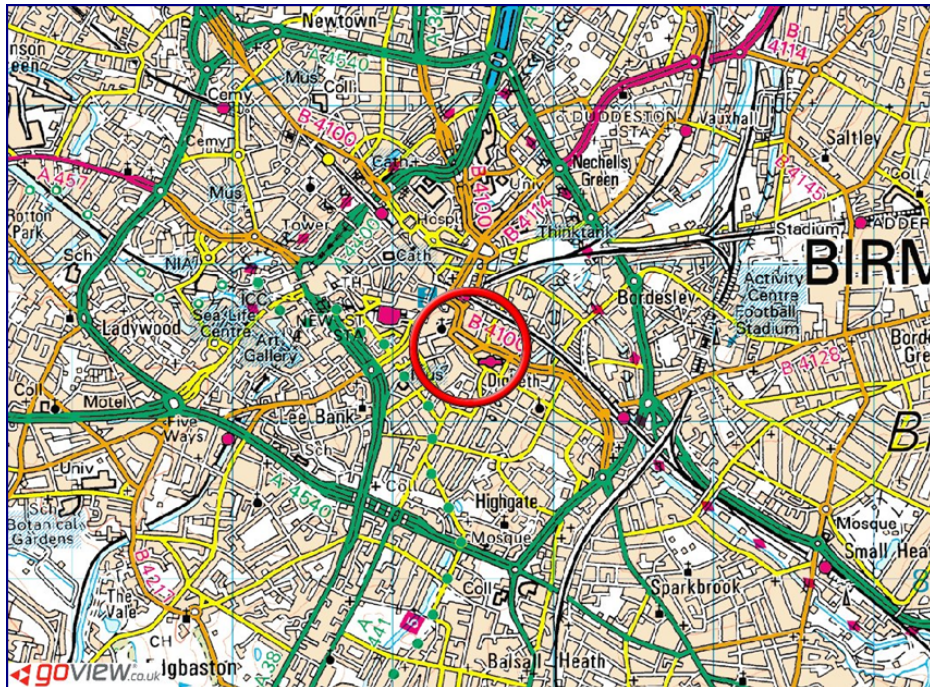
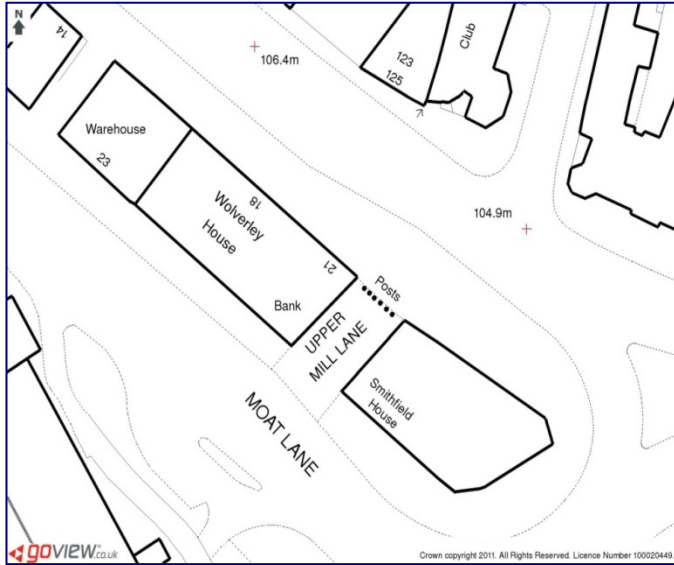
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.