

# SHEPHERD COMMERCIAL

## SECOND FLOOR SELF CONTAINED OFFICES

TO LET

Unit B4 Bowyer Street, Digbeth, West Midlands,  
B10 0SA

Size – 2,600 sq ft (241.55 sqm)

[shepcom.com](http://shepcom.com)

01564 778890



## Rental £13,500 Per Annum

## Key Features

- **LOCATED IN DIGBETH**
- **Car parking available**
- **Open plan second floor space (to be vacated and cleared shortly)**

## Location

The property is located just off Coventry Road in Digbeth and situated alongside the Middleway Ring Road. The location provides great transport links to all areas of the city but is within close proximity to Birmingham City Centre. Digbeth is the former industrial area of the city and is home to the Custard Factory, a local centre for arts and craft industries.

## Description

The premises are located on the second floor and have access to car parking on Bowyer Street. The open plan floor provides a great space for a variety of uses. Currently used as a photographic studio, the space is partitioned into a reception, studio and office, however, this can easily be altered to fit purpose.

The subject suite provides 2,600 sq ft of useable open plan floor space. With excellent natural light provided by double glazed window units to both front and rear elevations. Floors are solid construction and lighting is by way of fluorescent fittings.

## Accommodation



Net Internal Floor Area: 2,600 sq ft

WC

Car parking space in rear car park. On road parking is also available.

## Tenure

The second floor suite is to be offered on the basis of a minimum 3 year term at a rental of £13,500 per annum and on an internal repairing and insuring basis. Landlord insures the property and recharges the premium.

## Insurance

Buildings insurance is approximately £1300 per annum.

**Special Note:** On acceptance of any offers a non-returnable deposit of £500 + VAT must be paid to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

Shepherd Commercial Ltd for themselves and for the vendor(s)/landlord(s) of this property whose agents they are give notice that; (1) these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. (2) Whilst all descriptions, measurements, etc are believed to be correct any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor(s)/landlord(s) does not make or give and neither Shepherd Commercial Ltd nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property.



## Gallery



EPC – The property has a class D rating.

Services – We understand water and electricity mains services are connected to the property.

Rating Assessments – Rateable Value is £6,500

Legal Costs - Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing - Strictly by appointment with the sole agents Shepherd Commercial Ltd

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