



### Unit C3, 2 Bowyer Street, Digbeth, Birmingham, B10 0SA

First Floor Showroom / Light Workshop

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	3,100 sq ft / 288 sq m
<b>Rent</b>	£15,000 per annum
<b>Rateable Value</b>	£6,700
<b>EPC Rating</b>	E

#### Key Points

- 3,100 sq ft - 279.3 sqm
- Private & on street car parking
- EPC rating E
- Close proximity to Birmingham City Centre
- Close to Birmingham's Custard Factory

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## DESCRIPTION

The premises are located on the first floor, off Bowyer Street, in a building comprising a range of offices together with light workshops and showrooms arranged over three floors fronting Bowyer Street to the one elevation and a rear car park.

The subject suite is C3, located on the first floor providing 3,100 sq ft of useable open plan floor space.

There is an open timber trussed roof, fluorescent lighting and painted timber floors throughout.

The property is in close proximity to The Custard Factory which is a local centre of arts and craft types of industries.

## LOCATION

The premises are located on Bowyer Street, adjacent to the Middleway Ring Road and some 1/2 a mile south of Birmingham City Centre.

## ACCOMMODATION

First Floor 3,100 sq ft

WC

Kitchen

## TENURE

The premises are available for a term of 3 years on an internal repairing basis together with contribution towards the building's insurance.

## RATING ASSESSMENT

Rateable Value - £6,700

## EPC

The property has a class E rating.

## SERVICES

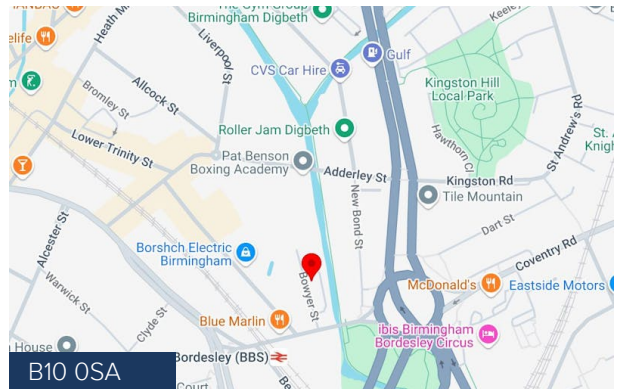
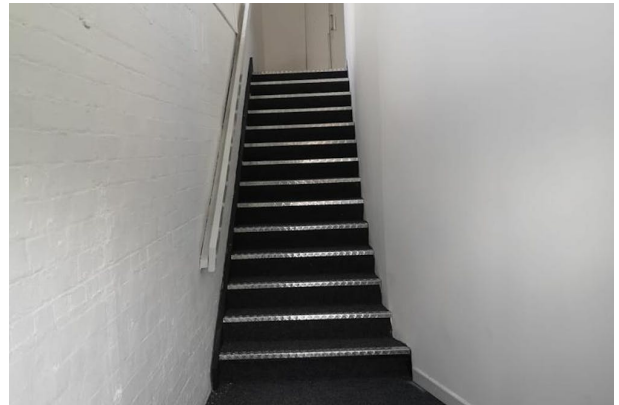
We understand that all mains services, with the exception of gas, are connected to the property.

## RENTAL

£15,000.00 per annum exclusive.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred within the preparation of the lease



## Viewing & Further Information

**KAINE ARKINSON**

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