

# Cottons

CHARTERED SURVEYORS

Unit 10 The Orb Tenby Street, City  
Centre, Birmingham, B1 3AP

**Annual Rental Of £8,995 plus  
VAT**



- OPEN PLAN RETAIL/OFFICE with SECURE PARKING SPACE
- Well Presented Condition
- Cat II Lighting and Electric Panel Heaters
- Located in City Centre Location
- Gross Internal Area Circa. 67.7sq m (Circa. 729 sq ft)
- Main Retail/Office Area, Staff Room with Kitchenette and WC.

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
[cottons.co.uk](http://cottons.co.uk)

A OPEN PLAN RETAIL/OFFICE with SECURE PARKING SPACE located in BIRMINGHAM CITY CENTRE in a WELL PRESENTED CONDITION. Benefiting from Cat 11 lighting and electric panel heaters, the property comprises; open plan office area (Gross Internal Area circa. 67.7 sq m) with direct road frontage, kitchenette, W.C., and secure parking space located within the Orb garage. EPC Rating; E(120)

### Location

The property is situated within Birmingham City Centre in the 'Jewellery Quarter' in a mixed residential and commercial location, conveniently situated;

- circa. 0.4 miles from Jewellery Quarter Train Station,
- circa. 0.9 miles from Birmingham New Street Station
- 0.4 miles from St Pauls Square.

### Property Description

A modern ground floor purpose built shop/office unit set in a development incorporating residential flats.

With Cat II Lighting and Electric Panel Heaters.

### Accommodation

Main Retail Area  
Staff Room/Kitchen Area,  
W.C.

### Gross Internal Area

Circa. 67.7sq m (Circa. 729 sq ft)

### Outside

To the rear a secure gated allocated parking space.

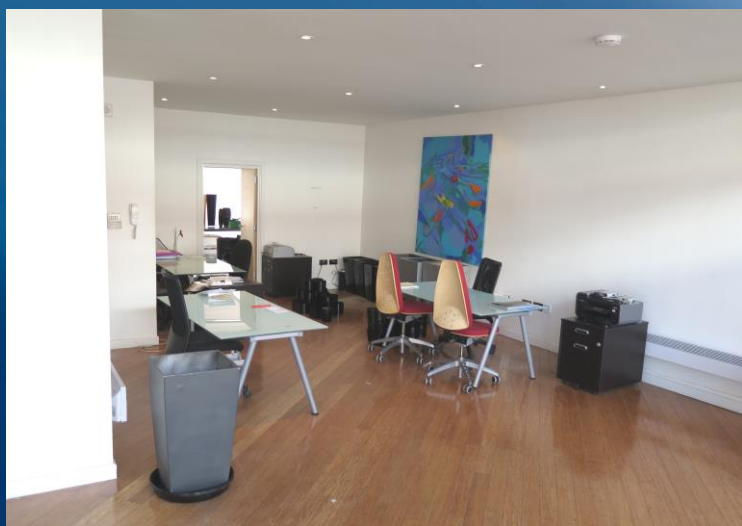
### Service Charges

A prospective tenant would be liable to pay service charges.

The service charges for the Quarter October 2019 to December 2019 was £415.18.

### VAT

The rent is subject to VAT.



**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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**The Property  
Ombudsman**

## 10 The Orb

Approximate Gross Internal Area = 67.7 sq m / 729 sq ft

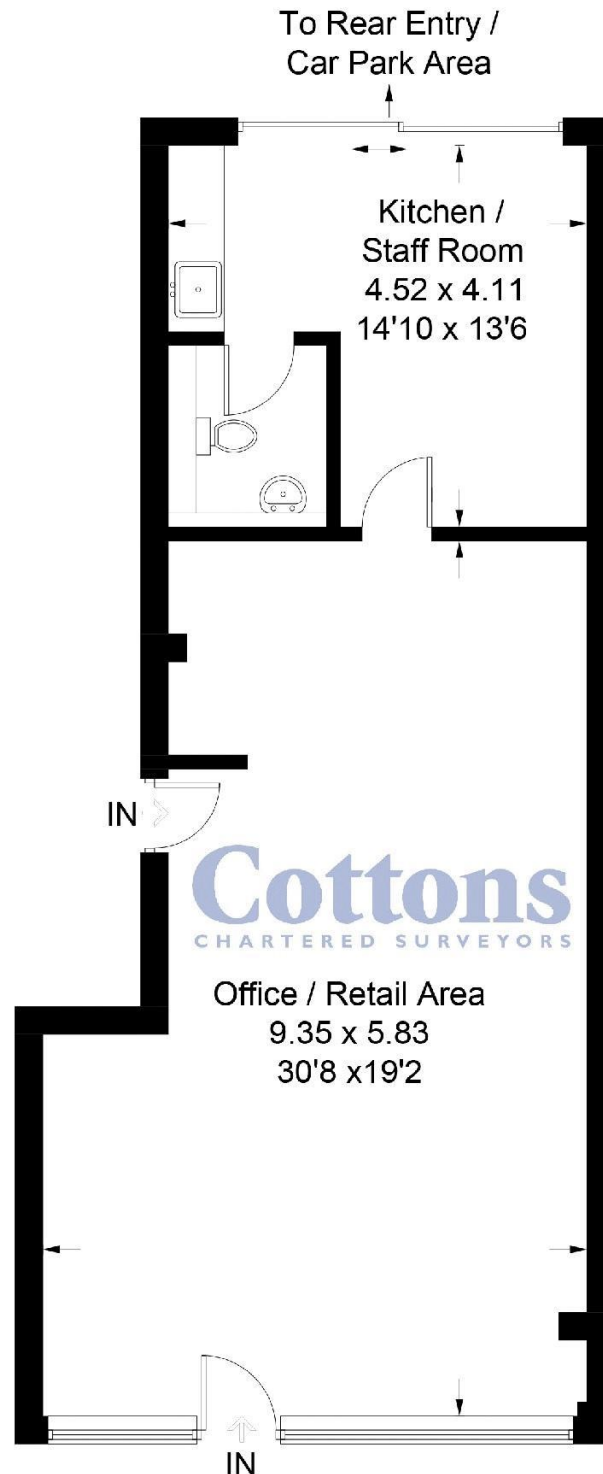


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID632234)

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CHARTERED SURVEYORS

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and may not be to scale or representative  
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