

# ***Restaurant Opportunity***

**3,947 - 8,831 sq ft To Let**

**3 Brindleyplace, Birmingham, B1 2JB**



**BRINDLEY**  
The place.



# A-class location

The internationally acclaimed Brindleyplace is an exemplar mixed-use destination with incredible day and night, working week and weekend footfall all year round.

The safe and secure, well-managed mixed-use estate is home to a host of cultural and family attractions such as the Ikon Gallery, multi-national business headquarters and a range of restaurants and bars, including nationally recognised chains and local independents providing the ultimate space to unwind with friends over a drink or a bite to eat.

**4.5 million**  
visitors during 2019

**10,000**  
Employees



**Metro stop**  
Q1 2021

**3,000**  
new homes on the doorstep



***“There’s always a buzz in Brindley – it’s a feel good place, everyone is having a good time and I just want to be part of that.”***

Aktar, Michelin-starred chef and owner of Pulperia



# Estate Plan

Set within a striking building positioned at the heart of the estate's Central Square, this space benefits from an enviable location overlooking Birmingham's famous canal network.

Neighbours include All Bar One, Bank Restaurant, Pulperia, Pret, Boots and Costa Coffee.

## Restaurants

- 01. Bank
- 02. Cielo
- 03. Cosy Club
- 04. Gourmet Burger Kitchen
- 05. Las Iguanas
- 06. Piccolino
- 07. Pizza Express
- 08. Pulperia
- 09. Recess
- 10. Siamais
- 11. Vietnamese Street Kitchen
- 12. wagamama

## Leisure

- 13. Bannatyne Health Club
- 14. Crescent Theatre
- 15. Ikon Gallery
- 16. The National SEA LIFE Centre

## Cafés and Bars

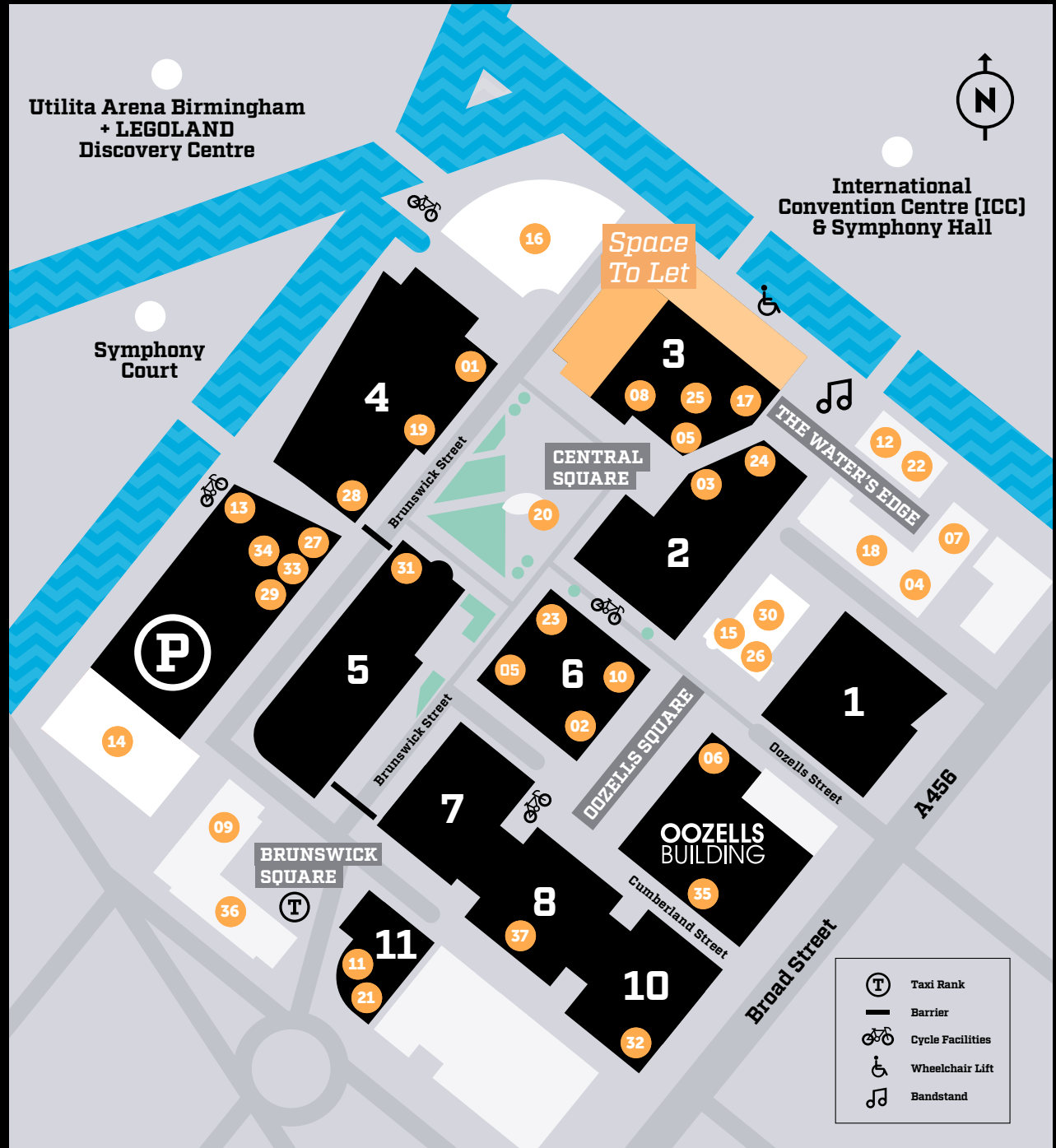
- 17. All Bar One
- 18. Be At One
- 19. Caffè Nero
- 20. Costa Coffee
- 21. Nuvo + OKO
- 22. Pitcher & Piano
- 23. Pret A Manger
- 24. Slug & Lettuce
- 25. The Alchemist
- 26. Yorks at Ikon

## Retail

- 27. Baguette du Monde
- 28. Boots
- 29. Ethos
- 30. Ikon Shop
- 31. Places Birmingham
- 32. Sainsbury's Local
- 33. SPAR
- 34. Subway
- 35. The Gentleman Barbers

## Accommodation

- 36. Hilton Garden Inn
- 37. Saco Apartments



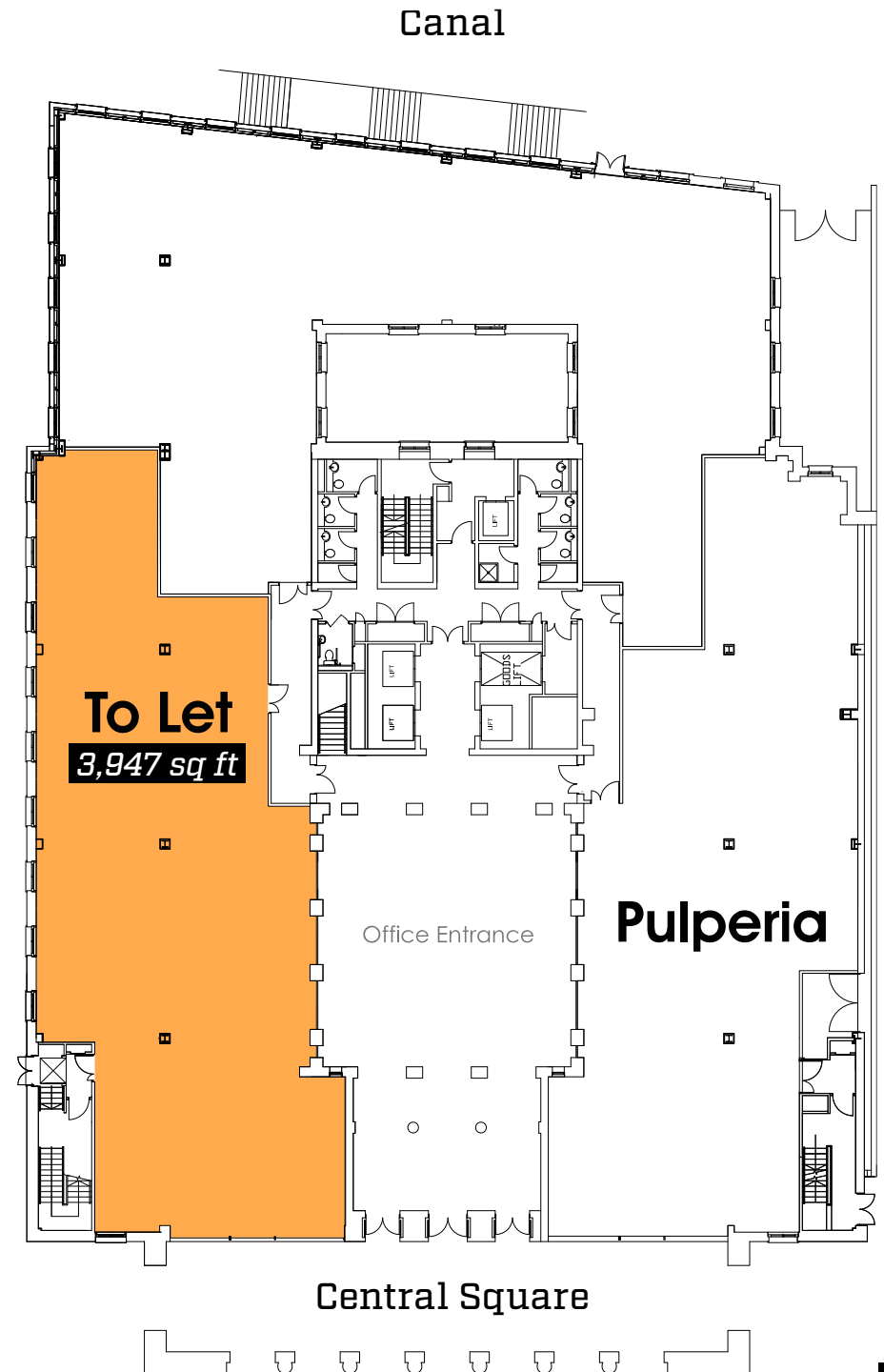
# The Space

## Option 1 - 3,947 sq ft

3 Brindleyplace offers modern and flexible space which can be suited to a range of layouts.

The building overlooks the award winning Central Square and offers modern and flexible space which can be suited to a range of layouts.

**Option 1** benefits from a stunning façade fronting Central Square within the beating heart of the estate.

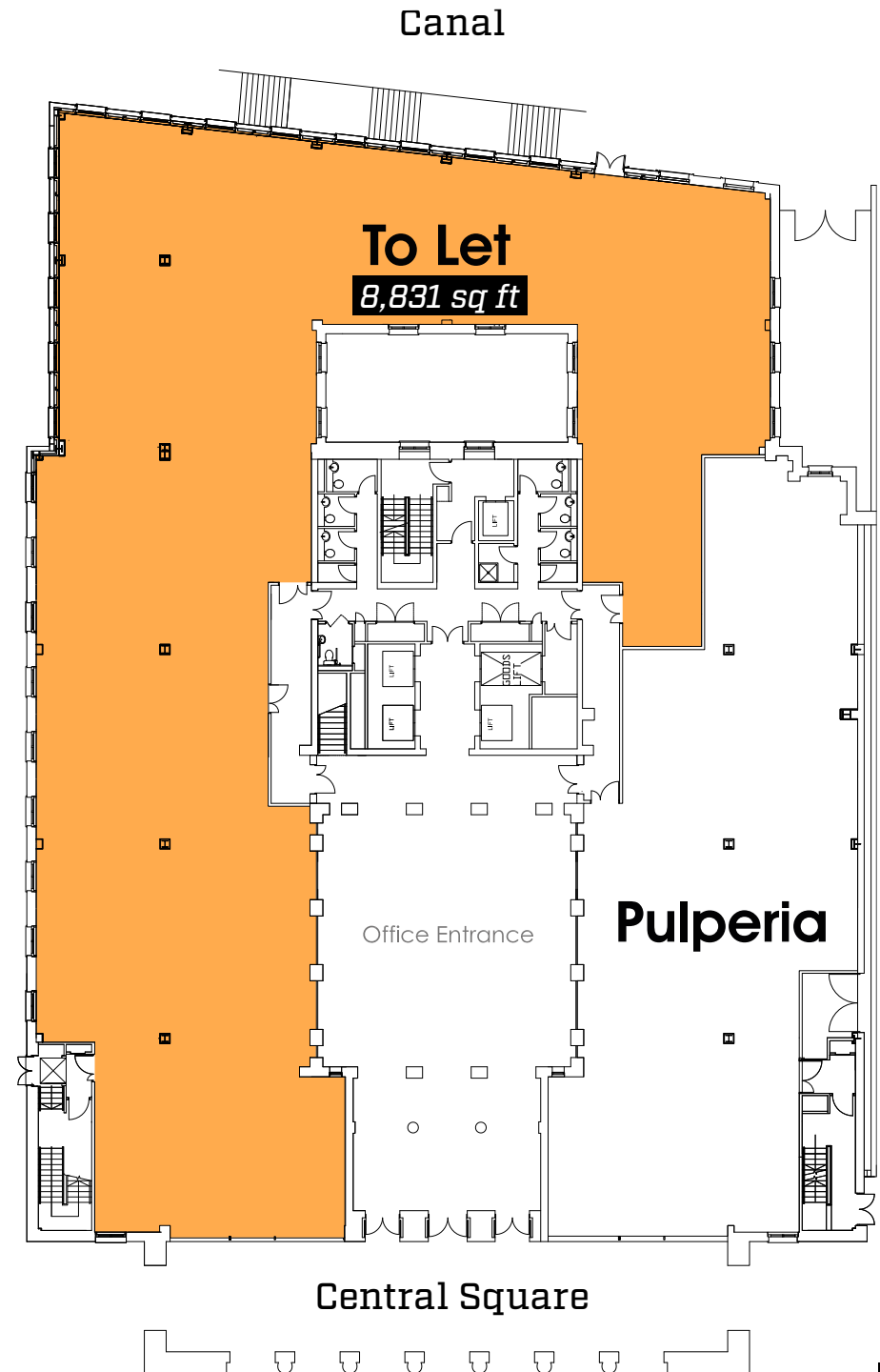




# The Space

## Option 2 - 8,831 sq ft

**Option 2** includes a façade fronting the lively Central Square and features views overlooking the famous Birmingham canal network.



# The Opportunity

## LEASE

The property is available by way of a new effective full repairing and insuring lease to be let on institutional terms to be agreed, to include 5 yearly upward only rent review.

## RENT

Price on application.

## SERVICE CHARGE

£21,932.00 per annum exclusive of Vat.

## PLANNING

The property benefits from an existing Class A3 planning consent, copies of which can be provided to interested parties.

## EPC

The EPC is available on request.

## LICENSING

The property benefits from an existing licence which is summarised as follows:-

### Opening Hours:

Monday - Sunday 07.00 - 00.30

### Licensing Hours:

Monday - Sunday 9.00 - 00.00

## RATEABLE VALUE

We recommend interested parties make their own enquiries via VOA.

## FIXTURES & FITTINGS

The property currently benefits from an existing comprehensive fit out.

## VIEWINGS

Any inspections can be made via prior appointment with the sole letting agents Creative Retail and BWD.



# Great Location

The central location of Brindleyplace ensures, that however people make their commute, it is accessible to all.

Its location at the heart of the UK motorway network makes it easily accessible for those traveling by car, while the UK's busiest train station outside of London, Birmingham New Street, is a ten minute walk away

The new Midland Metro Extension will also provide Brindley with its own stop once complete, allowing staff and visitors an easy way of getting around the city.

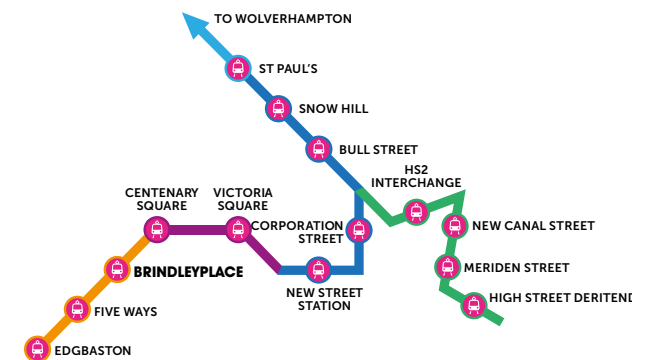
## SAT NAV B1 2JB

■■■■ MIDLAND METRO

■■■■ FUTURE MIDLAND METRO EXTENSION - 2021



## MIDLAND METRO EXTENSION



Trams every 6 minutes

Edgbaston to New Street Station in approximately 8 minutes

Edgbaston to HS2 or Snow Hill in approximately 12 minutes

# Contact

For further enquiries please contact:

**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

**0121 400 0407**

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

**ED PURCELL**

[ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)  
07793 808 974

**SCOTT ROBERTSON**

[scott@creative-retail.co.uk](mailto:scott@creative-retail.co.uk)  
07831 856 733

**BWD**  
RETAIL PROPERTY CONSULTANTS

**0121 262 6540**

**NICK DE PONS**

[ndepons@bwdretail.co.uk](mailto:ndepons@bwdretail.co.uk)  
07767 768 423

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