



### Unit B4, Bowyer Street, Birmingham, B10 0SA

A second floor open plan industrial studio of 2,600sqft in Digbeth

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,600 sq ft / 241.55 sq m
<b>Rent</b>	£10,000 per annum
<b>Service Charge</b>	£1,300 per annum To cover buildings insurance
<b>Rateable Value</b>	£6,500
<b>EPC Rating</b>	Upon enquiry

#### Key Points

- Open plan
- Digbeth location
- Roller shutter access
- Side studio/office
- 2,600sqft
- Parking spaces
- Kitchen and bathroom
- Newly decorated

## Description

Unit B4, Bowyer Street is a 2,600 sqft newly decorated open plan industrial studio. Previously used as a photography and content workshop, the space has historically been used for light industrial purposing such as podcasts, cinematic filming and artwork. Accessed via the second floor, the space spreads across a reception, open studio, side studio and a kitchen and bathroom. Bowyer Street is a three-storey brick building refurbished 19th-century factory which hosts an array of creative businesses.

## Location

Bowyer Street is located directly opposite Bordesley Train Station at the gateway to Digbeth and the City Centre from the A45 (Coventry Road). Set back a stones throw from Digbeth High Street and within a closed quaint avenue, the premises benefit from access to both the dual carriageway of Bordesley Circus roundabout and a 3 minute drive to the Aston Expressway. Bowyer Street is 0.8 mile from the Bullring and Grand Central.

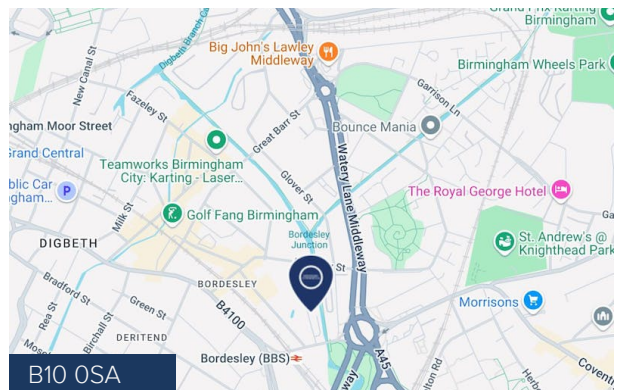
## Terms

The property is to be offered to the leasehold open market for the sum of £13,500 per annum upon a minimum term of a 3 year lease. The ingoing tenant would be responsible for £1,300 towards the buildings insurance as well as utilities such as water and electric.

## Viewings

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

Tel: 01564 778890 / Email: [info@shepcom.com](mailto:info@shepcom.com)



## Viewing & Further Information

**Kaine Arkinson**

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