



Glasswater Locks

EASTSIDE | BIRMINGHAM

**TWO RETAIL
UNITS AVAILABLE
Q2/Q4 2025
1,685 SQ FT &
2,547 SQ FT**

**SUPERB RETAIL
OPPORTUNITIES
IN OUTSTANDING
CENTRAL
WATERFRONT
LOCATION.**



Berkeley | **St Joseph**
Designed for life | Designed for life

TAKE ADVANTAGE OF A VIBRANT CULTURAL EPICENTRE WORTH £31.9 BILLION

BIRMINGHAM, THE UK'S SECOND BIGGEST CITY AND FASTEST GROWING BUSINESS HUB IS KNOWN FOR ITS UNIQUE OFFERING INCLUDING JEWELLERY MAKERS, UNIVERSITIES AND CONFERENCE VENUES.

3.1 ACRES

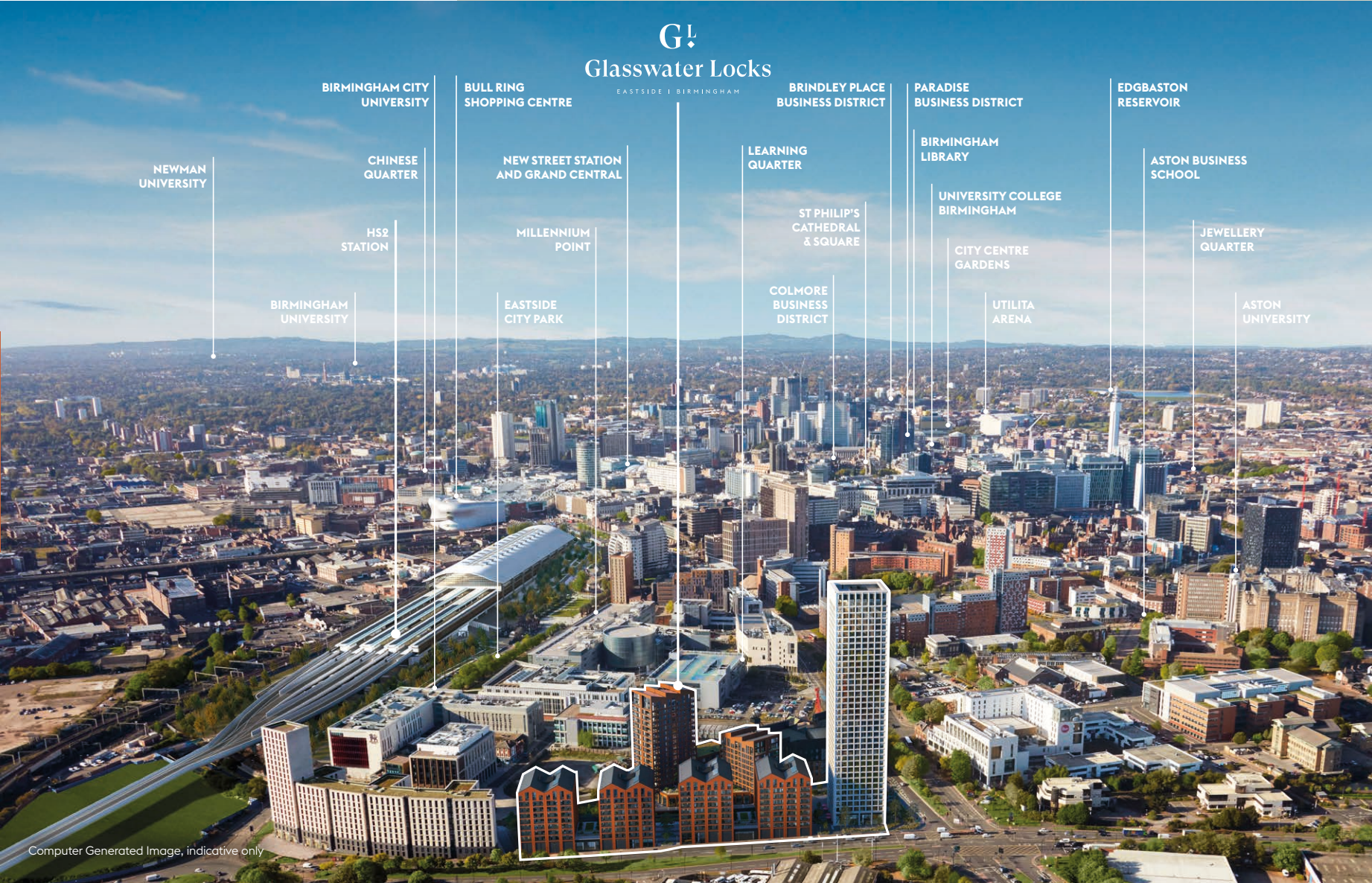
155M OF CANAL FRONTAGE

LOCATED AROUND THE
DIGBETH BRANCH CANAL
AND POUND BASIN



LESS THAN HALF A MILE
FROM FORTHCOMING
HS2 AT CURZON
STREET STATION

DIRECT FRONTAGE ONTO
LAWLEY MIDDLEWAY



Computer Generated Image, indicative only

CONNECTING BIRMINGHAM'S EASTSIDE



GLASSWATER LOCKS OPENS UP A NEW GATEWAY BETWEEN BIRMINGHAM'S EASTSIDE AND THE CITY'S VIBRANT LEARNING QUARTER.

The vision is to create a thriving new community with extensive on-site facilities that offer an appealing alternative to the buzz of the city. The elegant landscaping breathes life back into the canal-side, connecting the city's rich industrial heritage with its promising future.

The development benefits from 155m of canal-side frontage, enhancing the tranquility of the area. It will also be a short walk from the forthcoming high speed rail station and the best of Birmingham's city centre dining, shopping and cultural attractions.



OVER **760**
NEW HOMES

20,000 SQ FT
OF COMMERCIAL
SPACE



UNIT E1.1

ASHTED WHARF

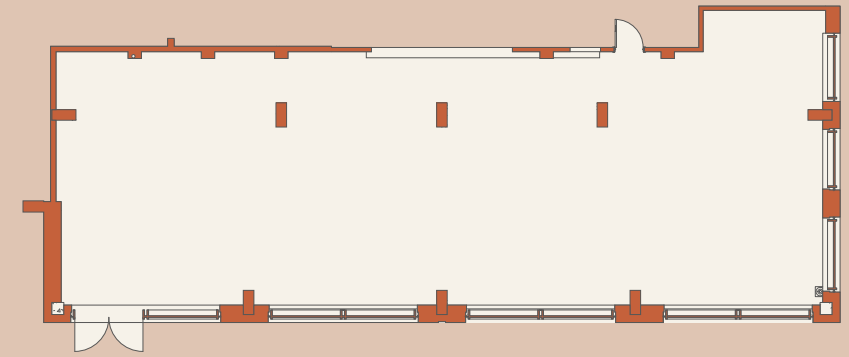
2,547 SQ FT (237 SQ M)

AVAILABLE **NOW**

COMPLETION **Q2 2025**

RENT **£65,000**

SERVICE CHARGE **£7,449**



UNIT E3.1

CARDIGAN WHARF

1,685 SQ FT (157 SQ M)

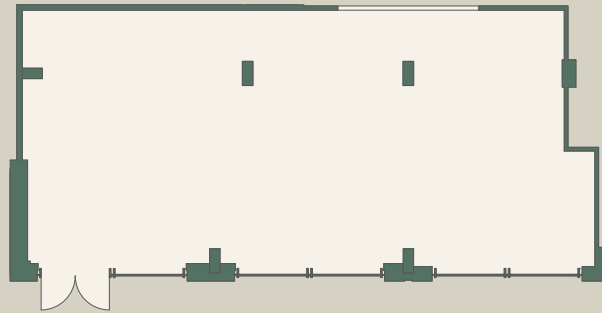
AVAILABLE **NOW**

COMPLETION **Q4 2025**

RENT **£45,000**

SERVICE CHARGE **£4,872**

Subject to planning



UNIT E4.1

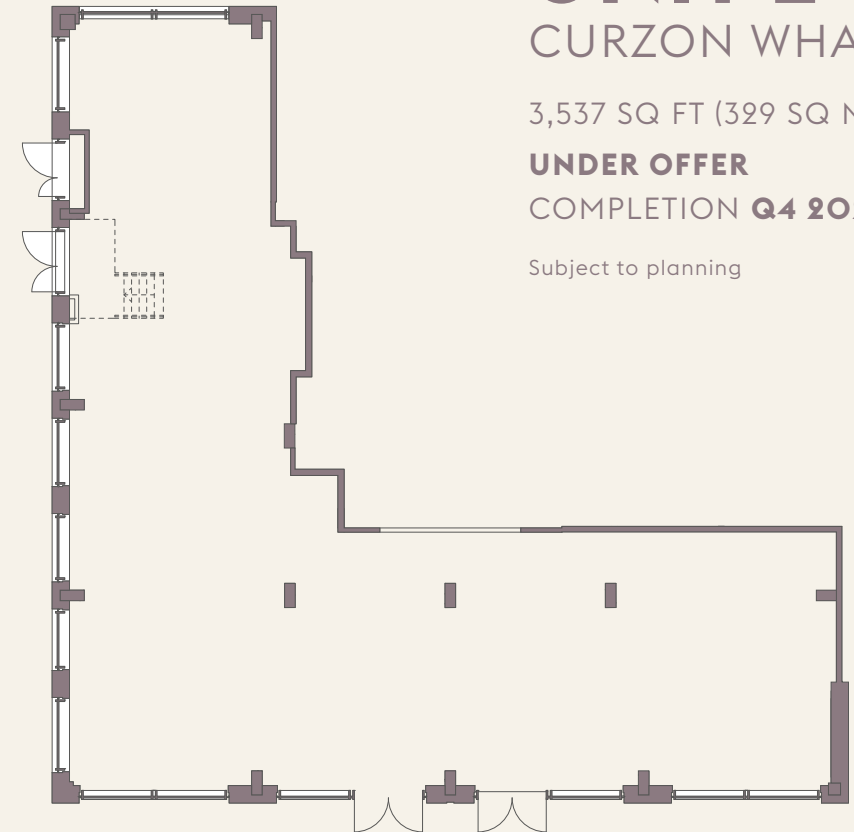
CURZON WHARF

3,537 SQ FT (329 SQ M)

UNDER OFFER

COMPLETION **Q4 2025**

Subject to planning



ACCOMMODATION & SPECIFICATION

UNITS WILL BE HANDED OVER TO A DEVELOPER'S SHELL SPECIFICATION WITH CAPPED SERVICES (ELECTRICITY AND WATER). THE UNITS MAY BE CAPABLE OF SUB-DIVISION ACCORDING TO OCCUPIER REQUIREMENT, SUBJECT TO TERMS.



AVAILABLE
 UNDER OFFER
 FUTURE



JOIN A THRIVING CITY CENTRE

EDUCATION

- 1 Birmingham City University 0.2 mile
- 2 Aston University 0.4 mile
- 3 University College Birmingham 1.5 miles
- 4 Birmingham University 4.0 miles
- 5 Newman University 8.2 miles

CONNECTIONS

- 6 Curzon Street Station (HS2) 0.4 mile
- 7 Birmingham Moor Street 0.8 mile
- 8 Birmingham Snow Hill 0.9 mile
- 9 Birmingham New Street (Grand Central) 1.0 mile
- 10 Birmingham Airport 8.6 miles

LANDMARKS & CULTURE

- 11 Thinktank Birmingham Science Museum 0.4 mile
- 12 St Philip's Cathedral & Square 1.0 mile
- 13 Town Hall, Museum & Art Gallery 1.2 miles
- 14 St Paul's Church & Square 1.5 miles
- 15 Centenary Square, Library & City Gardens 1.5 miles
- 16 Gas Street Basin 1.7 miles
- 17 Ikon Gallery 1.8 miles

SHOPPING

- 18 Selfridges 0.9 mile
- 19 The Bullring Shopping Centre 1.0 mile
- 20 Great Western Arcade 1.0 mile
- 21 The Mailbox 1.4 miles

EATING OUT

- 22 The Oyster Club by Adam Stokes 1.0 mile
- 23 Tattu 1.0 mile
- 24 Adam's 1.1 miles
- 25 Asha's 1.1 miles
- 26 Opheem 1.4 miles
- 27 Folium 1.5 miles
- 28 The Wilderness 1.6 miles
- 29 Pulperia 1.7 miles

ENTERTAINMENT

- 30 The Alexandra 1.4 miles
- 31 Birmingham Hippodrome 1.5 miles
- 32 O2 Academy Birmingham 1.5 miles
- 33 Symphony Hall 1.6 miles
- 34 Utilita Arena Birmingham 1.8 miles

Map not scale.
Walking distances are approximate only and taken from Glasswater Locks. Source: Google Maps.



BIRMINGHAM AIRPORT (8.6 MILES)
M42 (11.6 MILES)





TENURE

FRI leases subject to an annual service charge.

EPC

EPC's to be provided on build completion.

SERVICE CHARGE

TBC

BUSINESS RATES

Rateable value is to be assessed on build completion.

PLANNING

The units will benefit from Class E Planning Consent which allows for a wide range of uses.

LEGAL COSTS

Each party is to bare their own legal costs incurred.

AML

In accordance with AML regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.





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CREATIVE RETAIL
PROPERTY CONSULTANTS

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www.creative-retail.co.uk

VIEWINGS Strictly by appointment with the Sole Retained Agents.

SUBJECT TO CONTRACT

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