



RÖUNDHOUSE

BIRMINGHAM

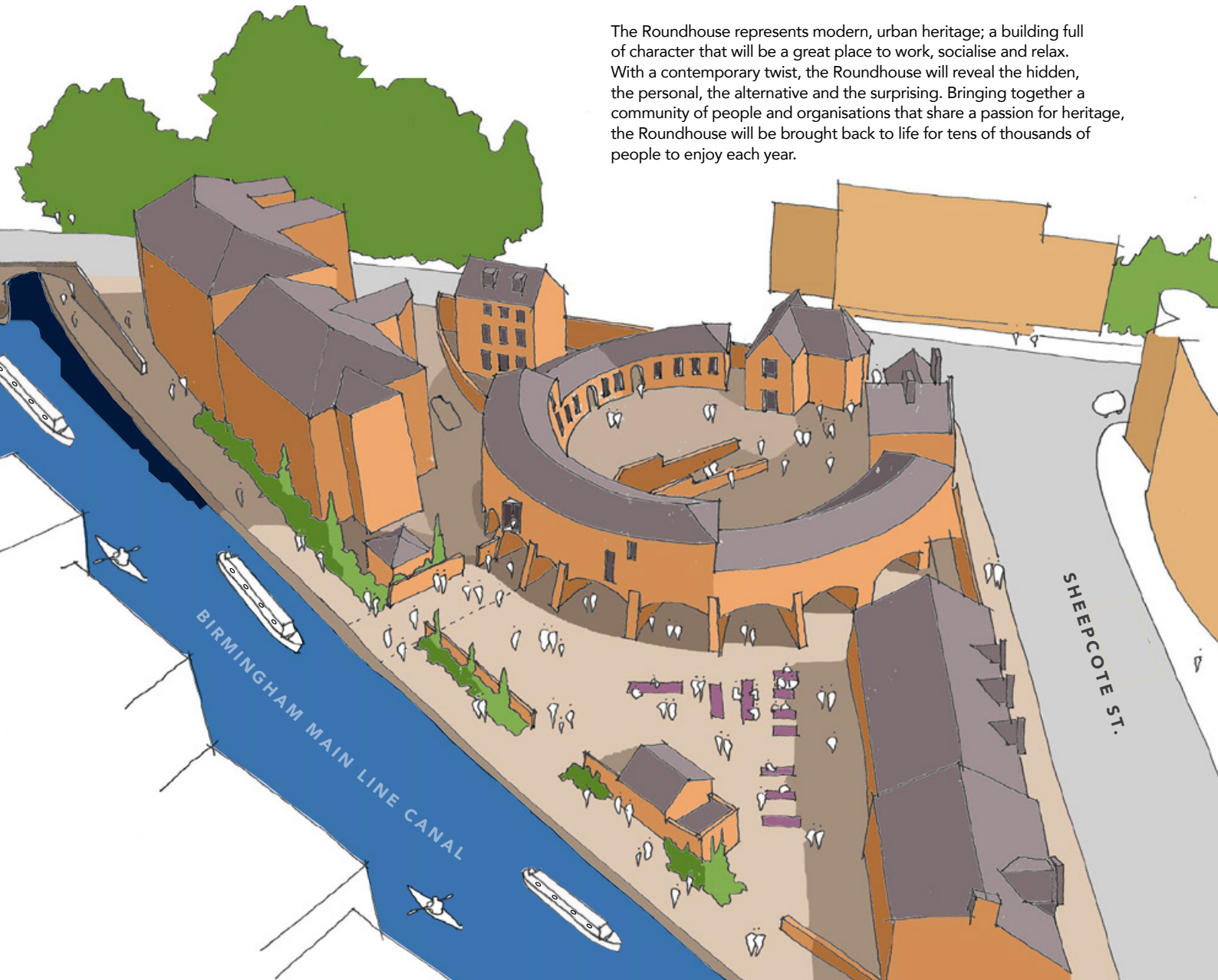
An intriguing heritage canal side development

To Let - Café | Leisure | Retail | Offices

THE ROUNDHOUSE

A joint venture between the Canal & River Trust and the National Trust, the Roundhouse will be a lively base for city exploration and adventure, made possible by a £2.5million National Lottery grant. There will be a visitor centre, exhibition space, office space, and café, as well as a full programme of events and tours by foot, bike and boat, exploring Birmingham's vibrant history.

The Roundhouse represents modern, urban heritage; a building full of character that will be a great place to work, socialise and relax. With a contemporary twist, the Roundhouse will reveal the hidden, the personal, the alternative and the surprising. Bringing together a community of people and organisations that share a passion for heritage, the Roundhouse will be brought back to life for tens of thousands of people to enjoy each year.



Canal side

This development, of a wonderful historic Grade II* listed building is supported by National Lottery players through the Heritage Lottery Fund

One of Birmingham's most iconic buildings, dating back to 1874, the Roundhouse was originally stables and stores for the Birmingham Corporation. Designed by local architect WH Ward, the horseshoe shaped building quickly became a real landmark in the city.

Within the Roundhouse complex the available accommodation comprises the following:

- Superb retail / leisure opportunity to cater for both the local area and tourism
- Unrivalled café opportunity
- Ancillary unit in the arches – might suit cycle / canoe hire etc, or a small retail unit
- Self-contained two storey office building, ideal for a small office user wanting a state of the art office in a traditional and fashionable setting

TERMS

The accommodation is available to let on terms to be agreed. The quoting rent and terms can be made available on request to the agent Johnson Fellows.

SERVICE CHARGE

A service charge will be levied to cover the cost of landlord's services provided, this includes items such as site maintenance, cleaning and repairs.

BUSINESS RATES

Occupiers will be responsible for paying business rates direct to the local authority.

LEGAL COSTS

Each party will be responsible for its own legal costs incurred in a transaction.

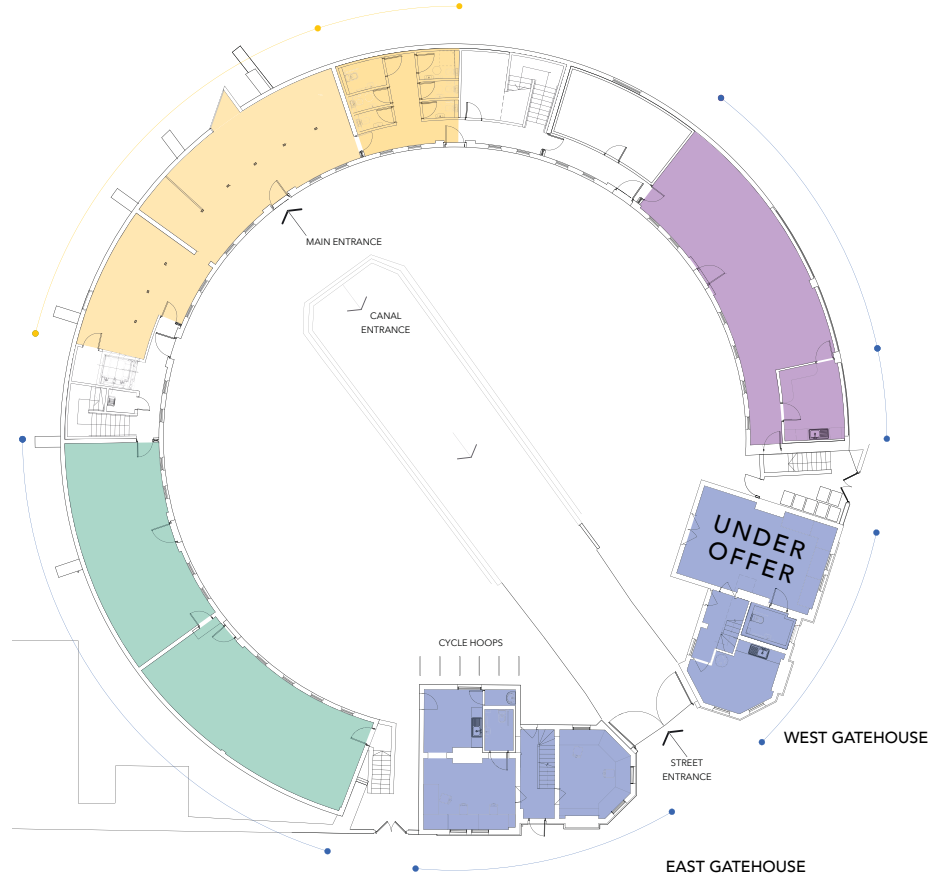




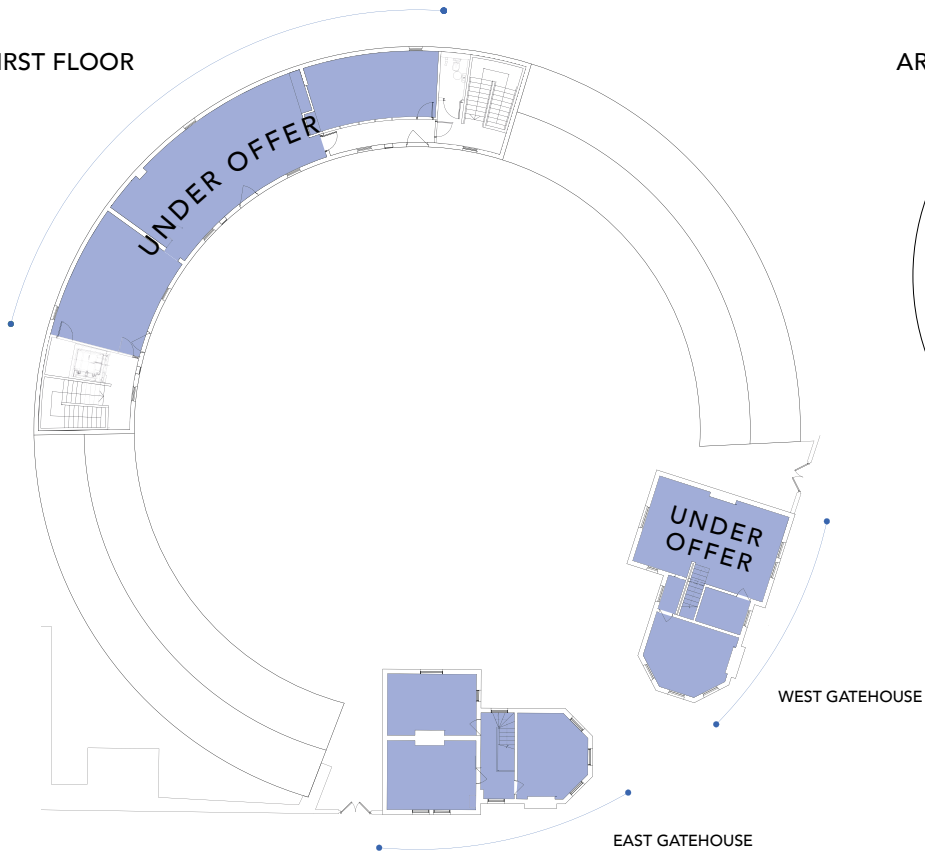
ACCOMMODATION

- Visitor/Exhibition Space
- Lettable Office Areas
- Café Area
- Retail Area

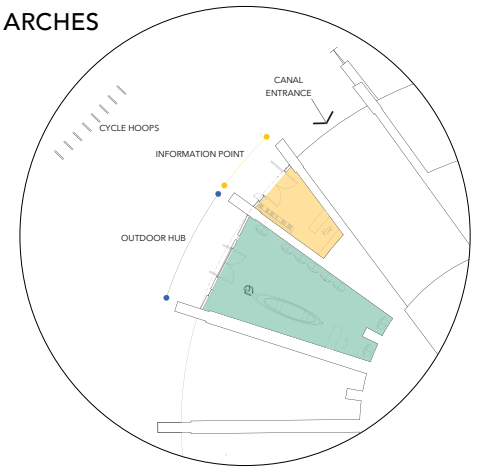
UPPER GROUND



FIRST FLOOR



ARCHES



ACCOMMODATION AVAILABILITY

AREA	SQ M	SQ FT	
● Café / leisure unit	83	893	NIA
● Retail / leisure unit	112	1,206	NIA
● East Gatehouse Office	95	1,023	NIA
● Arches	43.8	471	NIA

The above measurements have been scaled from a CAD plan and are subject to a final on-site measurement on completion of the refurbishment works.



LOCATION

Located at the junction of Sheepcote Street and St Vincent Street, and with prominent frontage onto Birmingham main line canal. The premises are within 10 minutes' walk of Birmingham city centre with Arena Birmingham, International Convention Centre (ICC) and the world class Brindleyplace office and leisure development within a walking distance of just a few minutes.

There is a substantial 24/7 access car park within a one minute walk of the property situated at Arena Birmingham.

canalrivertrust.org.uk/theroundhouse



National
Trust



Canal &
River Trust



LOTTERY FUNDED

VIEWINGS

All viewings by prior appointment through this office.



Charles Warrack ✉ charles.warrack@johnsonfellows.co.uk ☎ 0121 234 0457
 Chris Gaskell ✉ chris.gaskell@johnsonfellows.co.uk ☎ 0121 234 0422
 Iain Mills ✉ iain.mills@johnsonfellows.co.uk ☎ 0121 234 0459

Disclaimer: Messrs. Johnson Fellows for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of 6 Messrs. Johnson Fellows has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. June 2018.