

The Kettleworks, St George's Urban Village,  
Jewellery Quarter, Birmingham, B1 3AG



**FOR SALE**

New Build Commercial Units - A1, A3, B1, D1 and D2 Use

Net Internal Area from 834 - 2,637 ft<sup>2</sup>

### Location

The property is situated on Pope Street within the newly constructed St Georges Urban Village, part of Seven Capitals transformation of the Jewellery Quarter.

Pope Street is situated off Icknield Street (A4540) part of Birmingham inner ring road and provides a convenient route to the City Centre located approximately 1 mile distant.

The location is within walking distance from the Jewellery Quarter and St Pauls Square as well as being located just over half a mile from Brindley Place and the NIA.

The immediate area is well served by public transport with the Jewellery Quarter Metro/Train Station located within close proximity and regular bus routes close to the property.

### The Jewellery Quarter

For more than 250 years, the Jewellery Quarter has been famed worldwide for its skilled jewellers and precious metalworkers. This strong artisan heritage underpins its current growth and success as a creative hub.

Today, the Jewellery Quarter is buzzing with youth, creativity, passion and potential. Some of the region's most innovative businesses and individuals now call the Jewellery Quarter home.

With its strong creative roots and impressive fresh growth, Birmingham is a city on the rise. Increasing investment across its business community, infrastructure and development is drawing fresh talent from across the globe and creating an infectious sense of opportunity and optimism.

### Description

The properties form part of the redevelopment of the former Swan kitchenware factory delivering some 600 apartments with commercial opportunities at ground floor level.

The commercial units will be finished to a shell and core condition.

### Planning

Planning approval was granted in 2015 and allows the commercial element of the scheme to be used for:

A1 (Retail), A3 (Food & Drink), B1 (Business), D1 Non-Residential Institutions), and D2 (Assembly and Leisure).

### Accommodation / Pricing

Unit	Ft2	M2	Price (exc VAT)
PS1	2,637	245	£388,500
PS2	2,185	203	£320,000
PS3	1,951	181.3	£288,750
PS4	1,603	149	£236,250

**Other sized units will be released shortly, please contact the agent for further information and up to date pricing.**

### Tenure

The properties are available to purchase on new 125-year leases and will be subject to an annual ground rental of £250.

### Availability

It is anticipated the properties will be finished by Spring 2018.

### Further Information

Please contact the sole selling agent Siddall Jones on **0121 638 0500**

