

Perry Barr Village

PERRY BARR, BIRMINGHAM B42 2SY

5 New Class E Units To Let



KEY HIGHLIGHTS

- Accommodation ranging from 887 sq ft to 1,605 sq ft (NIA).
- 12 minute train journey into Birmingham New Street.
- Attractive units facing on to high quality public realm.
- Part of a wider 5,000 home development.
- Located opposite the One Stop Shopping Centre.
- Available June 2025.
- Potential for external seating and extraction.

BIRMINGHAM

Birmingham is a major city located in the West Midlands, it is the second largest city by population. The city has an estimated population of 1,144,900 (2021 Census).

The West Midlands is home to nine of the UK's leading universities, with the region producing more than 60,000 graduates each year. The region's academic institutions play a significant role in shaping both local and global communities, making Birmingham an attractive destination for students from around the world.

Birmingham is experiencing continued economic growth. The city has a diverse economy spanning finance, manufacturing, technology and creative industries; large employers in Birmingham include Jaguar Land Rover, HSBC and Cadbury. The Utility Arena in Birmingham is the 4th largest arena in the UK with a capacity of 15,800. The NEC Birmingham is one of the largest exhibition venues in the UK, it is a major hub for national and international trade shows and conferences, attracting visitors from around the world. Both the Utility Arena and NEC play a key role in Birmingham's position as a leading UK business and cultural hub.

TRANSPORT

Road

Birmingham sits at the heart of the UK's road transport system, being well connected via the M5, M40, M42 and M6. The City Centre has a well positioned road network centring around the Inner Ring Road (IRR).

Rail

Birmingham New Street Station provides a frequent service to London, with an approximate typical journey time of 1 hour 30 minutes. The station is the busiest outside London for both passenger entries/exits and passenger interchanges. The forthcoming HS2 development will reduce the journey time between Birmingham Curzon Street and London Euston to 49 minutes.

Air

Birmingham Airport is the seventh busiest airport in the UK and serves as a major gateway for both domestic and international travel. The airport is located approximately 8 miles southeast of Birmingham City Centre and handled approximately 11.5 million passengers in 2023. (source Birmingham Airport Guide).



SITUATION

Perry Barr is situated in north Birmingham, approximately 5 miles from the City Centre. The suburban area has been undergoing significant urban regeneration and redevelopment. Almost 43% of residents in the area are under the age of 30, contributing to wider Birmingham being the youngest city in Europe. Perry Barr is one of the most diverse parts of the city, with 68% of the population from a BAME (Black, Asian and Minority Ethnic) background, creating a vibrant and multi-cultural district full of talented and inspirational people (Birmingham City Council). The area has so far benefited from £700+ million of public sector investment focussing on enhancing infrastructure, providing new homes and creating new community spaces.

Perry Barr Village fronts the A34 which sees approximately 54,559 vehicle movements a day. The Village is a 0.2 mile walk from Perry Barr Station and provides train services to Birmingham New Street Station in under 12 minutes. One Stop Shopping Centre is located directly opposite the Village where occupiers include Asda, Home Bargains, B&M, Boots, The Food Warehouse, M&S and JD Sports. A total of 1,414 new homes will be realised on the site.

DESCRIPTION

The Scheme currently comprises 487 homes available from February 2025. The commercial element of the development is located within Block D and E, providing 6 well configured commercial units fronting on to public realm.

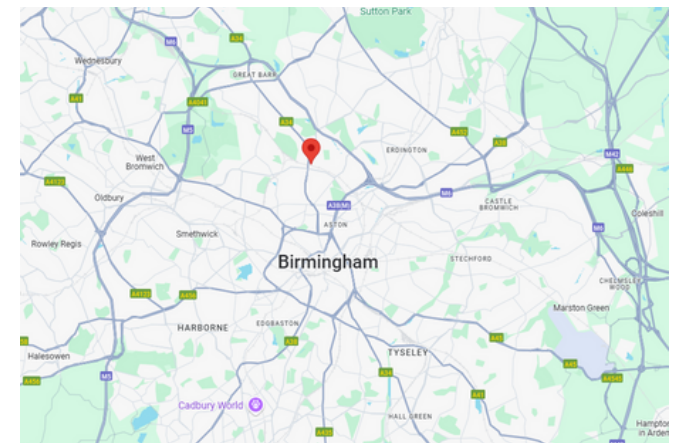
SPECIFICATION

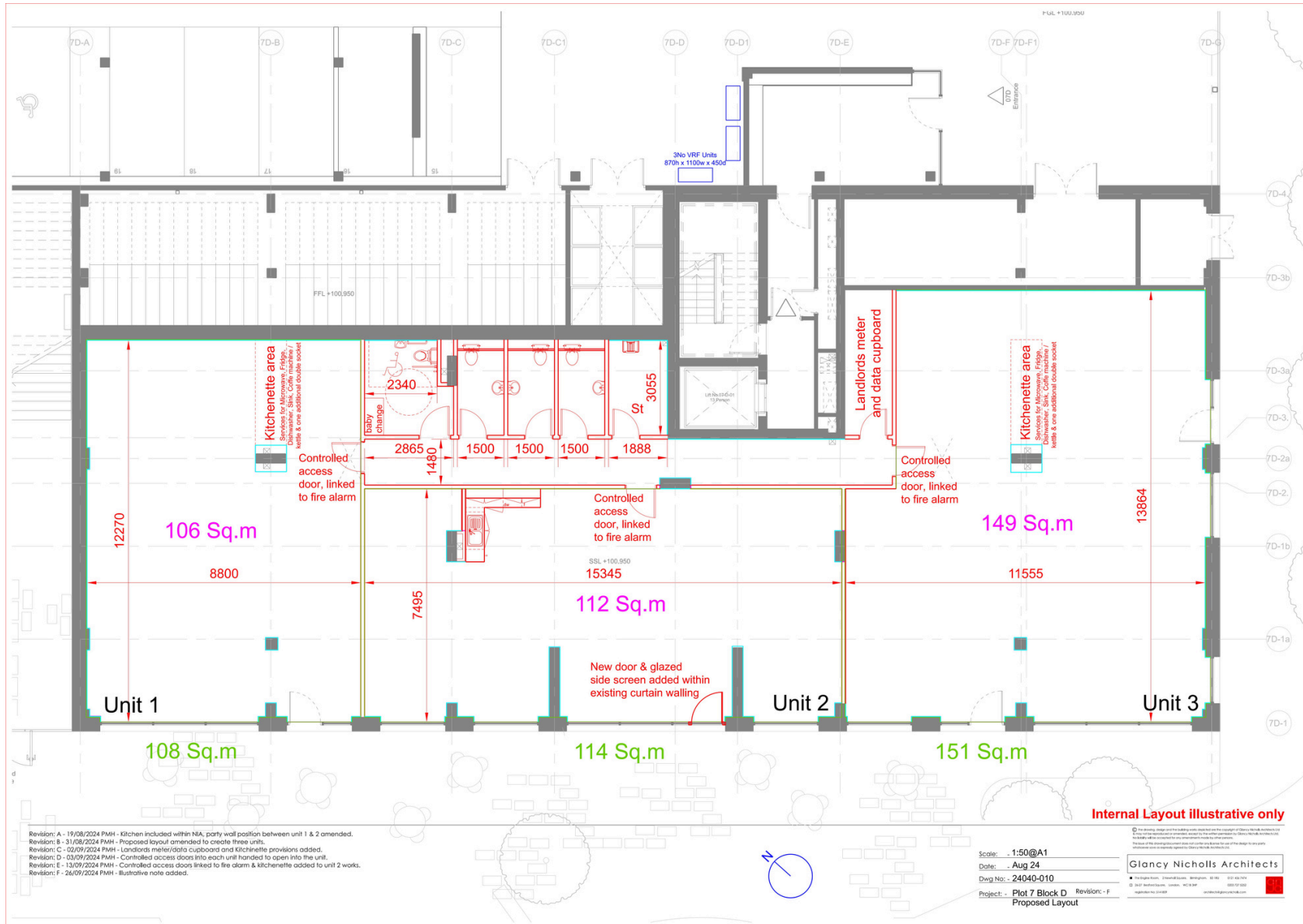
Units will be handed over in shell condition with capped off services and glazed shop fronts.

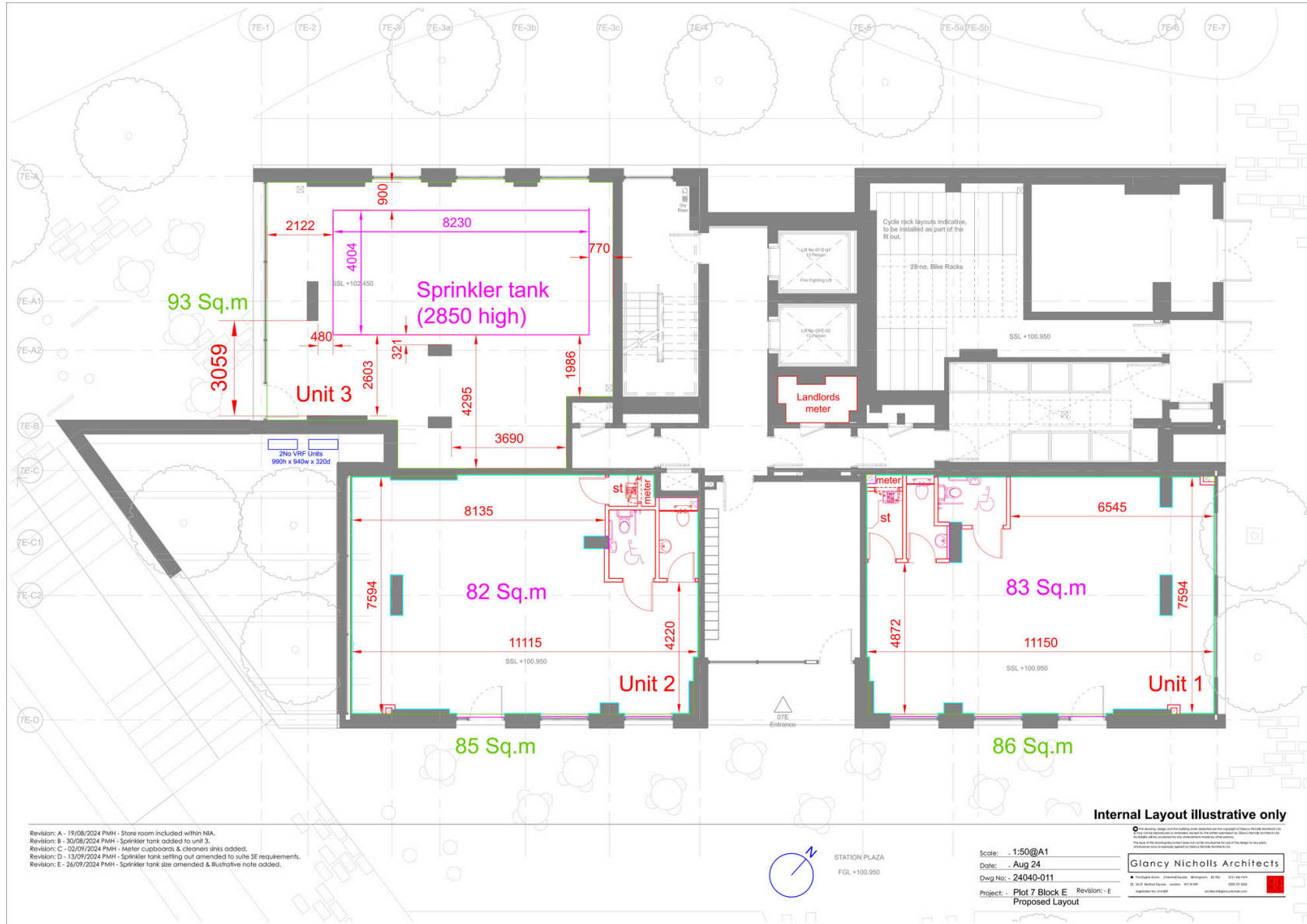
ACCOMMODATION

The units comprise the following approximate GIA areas

Address	Sq Ft	Sq M	Availability
Unit 1 Block D	1,165	108.26	Let
Unit 2 Block D	1,231	114.41	Available
Unit 3 Block D	1,627	151.19	Available
Unit 1 Block E	921	85.60	Available
Unit 2 Block E	910	84.56	Available
Unit 3 Block E	999	92.79	Available









IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 10.02.2025

TERMS

The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed.

PLANNING

The units benefit from Class E Planning Consent. Other uses considered (subject to planning).

RENT

Rent on application.

SERVICE CHARGE

Details available on request.

BUSINESS RATES

To be assessed.

COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VIEWINGS

Strictly by prior arrangement with the appointed Savills contacts.

CONTACT

For further information please contact:

Chris O'Mahony

Director
comahony@savills.com
07870 555 988

Sebastian Collins

Surveyor
sebastian.collins@savills.com
07800 912 541

