



M

THE ARCADIAN

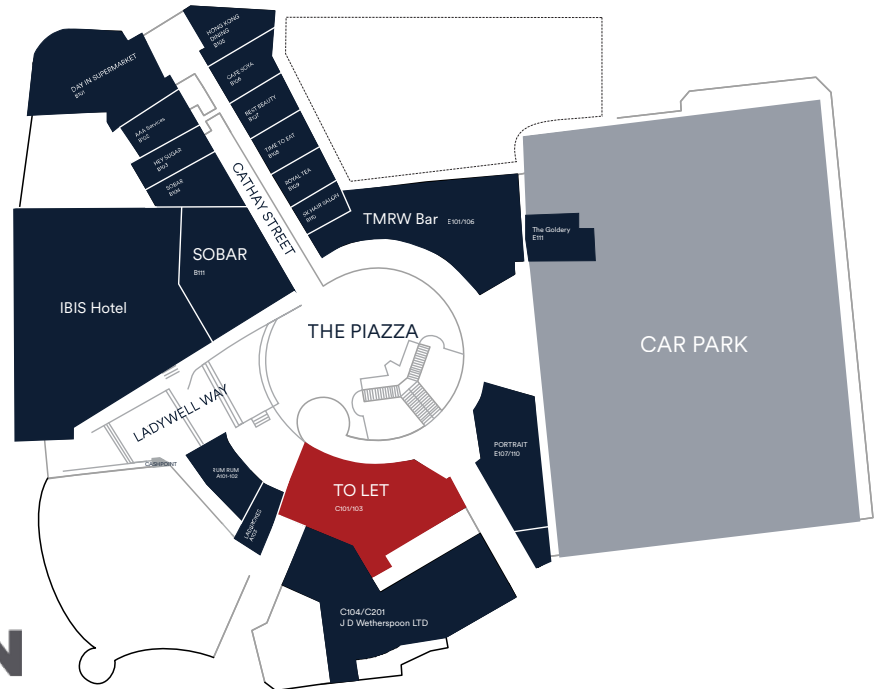
THE CHINESE QUARTER



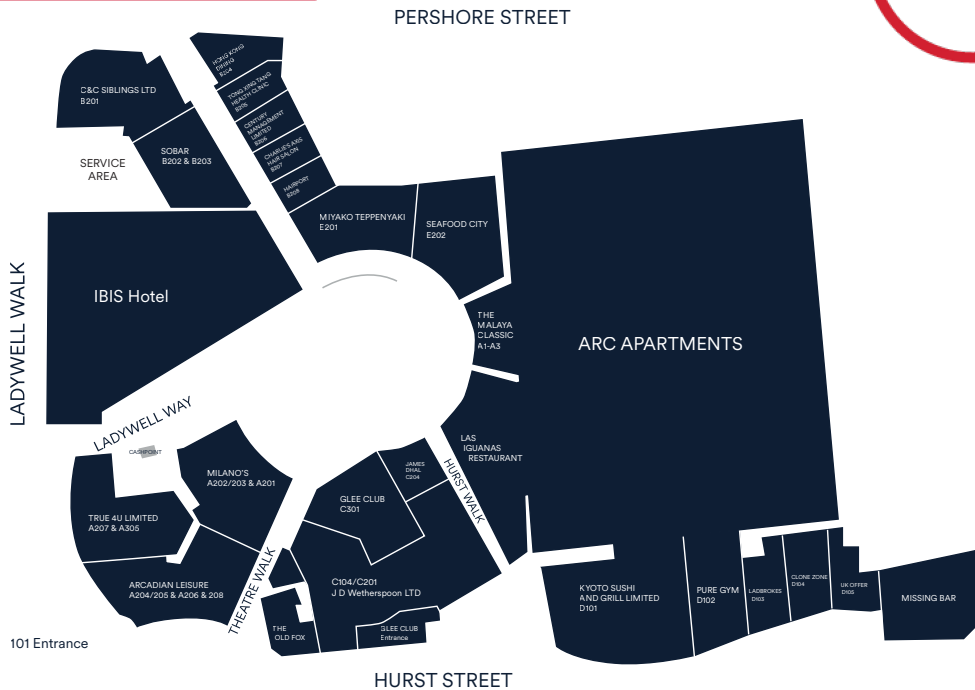
Location

The Arcadian by M is a popular entertainment venue in the heart of Birmingham with a range of bars and restaurants along with the popular Glee Comedy Club. The Ibis Hotel and StayCity Serviced Apartments are also based onsite and benefit from the Arcadians secure 500 space car park. The Arcadian by M is just a short stroll from some of the city's major attractions including the ICC, Symphony Hall, NIA, Hippodrome and Alexandra Theatres and the Bull Ring Shopping Centre. Located in the area known as Southside which includes vibrant Chinatown, the Gay Quarter and the Theatre District, the Arcadian is just a short walk from the ICC, Symphony Hall, NIA, Hippodrome and Alexandra Theatres and the Bull Ring Shopping Centre.

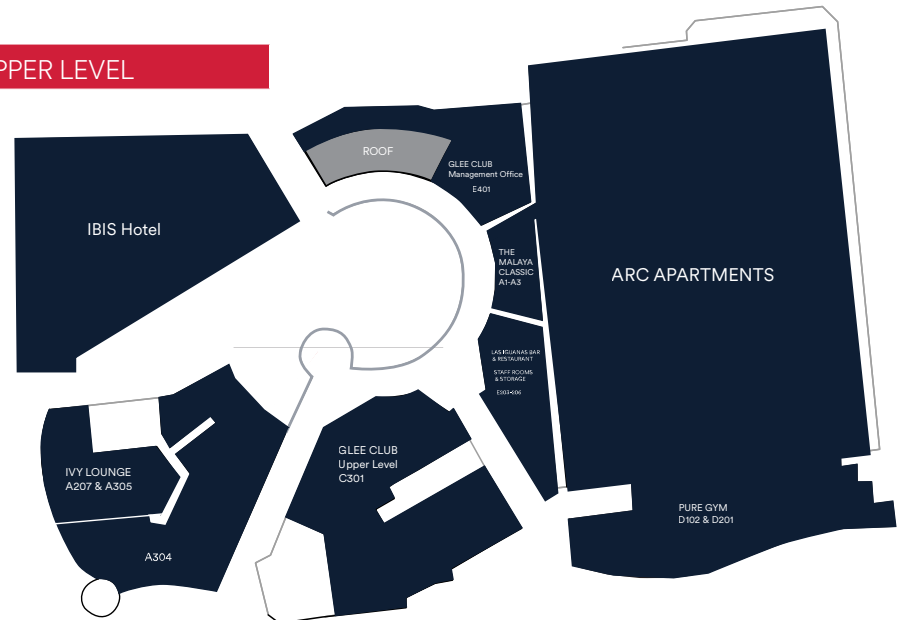
PIAZZA LEVEL



BALCONY LEVEL



UPPER LEVEL



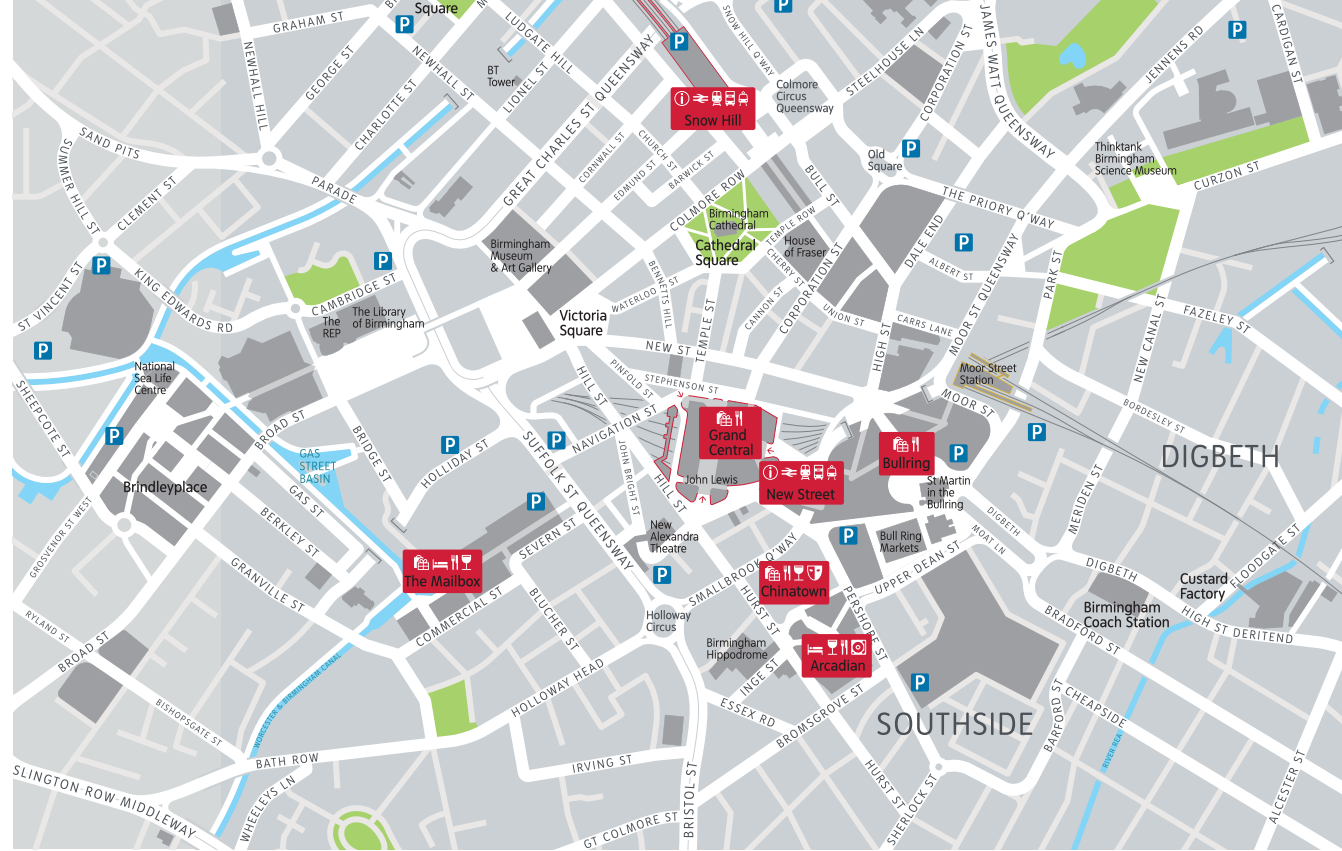
Unit C101-C103

UNIT C101-C103	sq.ft	sq.m
FLOOR AREA	2,935	272
RENT	£65,000 + VAT	
SERVICE CHARGE	£22,528 + VAT	
RATEABLE VALUE	£49,000	
INSURANCE	£2,240	
EPC	C	



Birmingham

Birmingham is the UK second largest City, with a catchment of 7.2 million people. The City is currently experiencing a new era of capital investment due to the increased demand for residential, offices and retail on behalf of local, regional and national branded occupiers. The City of 1000 trades has now cemented itself as one of the UK's dominant retailing and leisure destinations.



Total Development

121,182 Sq.ft (11,258 Sq.m)



500

Secure Parking Spaces



17

Restaurants



11

Bars



2

Coffee Bars

KEY



Bar



Buses



Hotel



Performance



Restaurant



Shopping



Information



Night club



Trains



Trams

VIEWING

Strictly via prior appointment with the appointed agents:

LCP
part of MCore

01384 400123

searchlcp.co.uk

CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk



Kristien Neve M: 07778 140729
E: KNeve@lcpproperties.co.uk

Rob Ellis M: 07918 931081
E: REllis@lcpproperties.co.uk

Ed Purcell M: 07793 808974
E: ed@creative-retail.co.uk

Guy Sankey M: 07415 408196
E: guy@creative-retail.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pennant Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of (statistical) information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.