

31-32 Manchester Street | Birmingham | B6 4HL

## Commercial Kitchen Space in Central Birmingham – Flexible Licences Available

### Bespoke Space from 18m<sup>2</sup>

- With a booming food scene, Birmingham is a great location to build your food business.
- Fully bespoke model with spaces to suit – from individual commercial kitchens to customised catering space up to c.350m<sup>2</sup>
- Suitable for a start-up or established operator looking for prep space to support their wider operational needs
- Central Birmingham location offering easy access to both commercial and domestic customers
- Available immediately



TO LET



Location



Gallery



Video



Contact





Location



Gallery



Video



Contact

## Location

Manchester Street is located c. 1 mile north of New Street giving access to a huge catchment of commercial and domestic customers.

Birmingham's inner ring road less than 1 minute away, and J6 M6 within 2.5 miles, Manchester Street is ideally located for deliveries and suppliers alike.

With access to Birmingham's CBD and retail core within 5 minutes, the location also offers impressive additional reach to domestic customers;

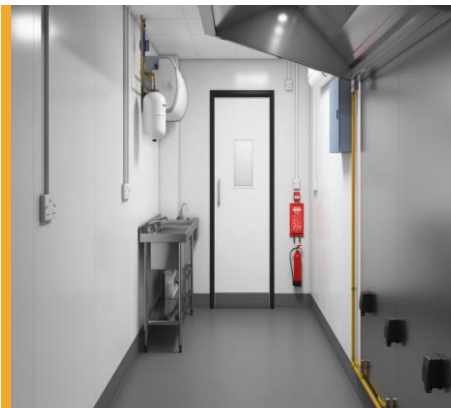
- 466,000 residents within 15 minutes
- 166,000 households within 15 minutes
- 121,000 aged between 15-29 within 15 minutes
- £15,000 average annual discretionary spend

## Central Prep Kitchen Space

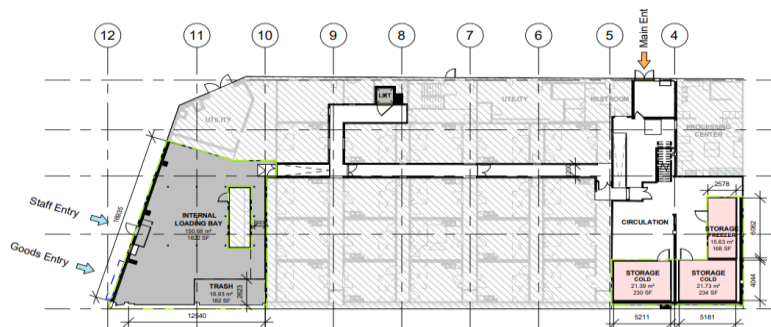
With F&B space across Birmingham in short supply, a central commercial kitchen can be utilised to take pressure off existing kitchen space, allowing that space to be used in a more efficient and cost-effective way.

## Front of House

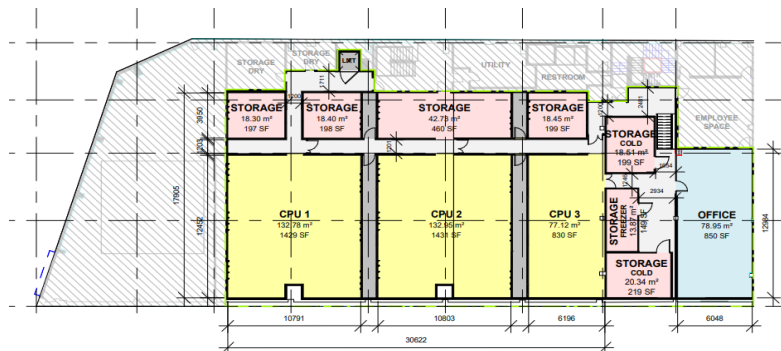
To support all occupiers, we can help manage daily operations with an experienced, on site team.



Typical Kitchen Space



**Ground Floor Plan** – Individual commercial kitchen space which can be customized to provide multiple adjacent spaces from 18 m<sup>2</sup>, with additional storage and office facilities.



**First Floor Plan** – Central preparation units which can be customized to provide between 77 m<sup>2</sup> to 343m<sup>2</sup>, with additional storage and office facilities.

## Fully Bespoke

Manchester Street offers the ability to customise all aspects of the space, from size, storage and licence term. Our client experts can also work with you to bring in any additional equipment needed to create a fully bespoke kitchen space.

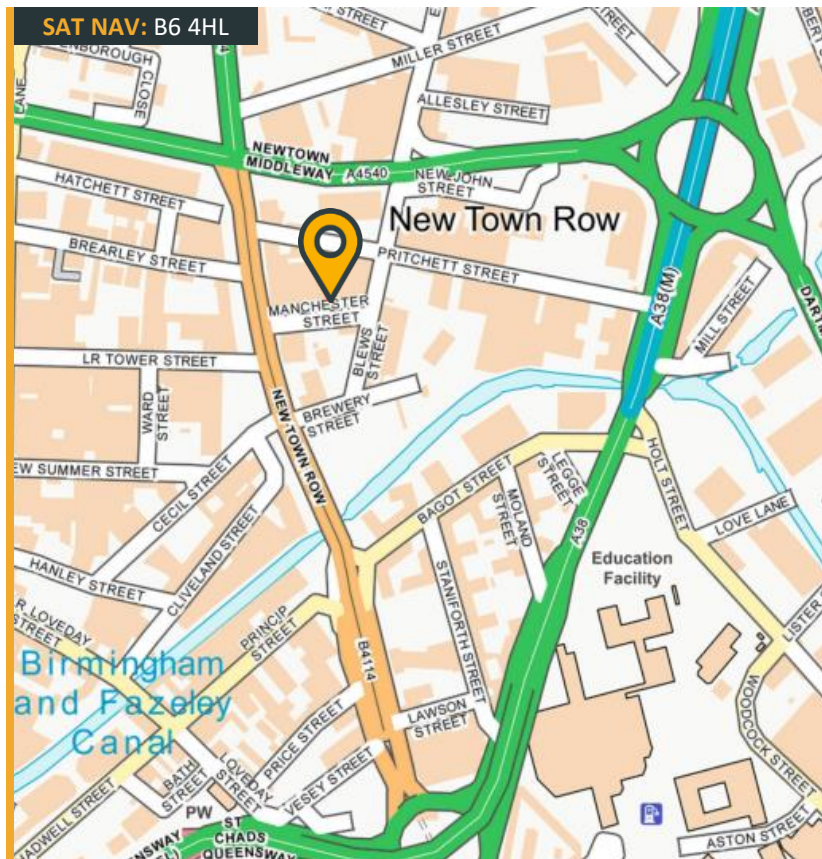
## Specification & Facilities

Each commercial kitchen is designed for all kinds of chef and any type of cuisine. Each space is fitted with the essentials needed to start trading, and includes:-

- Double prep sink
- Hand wash basin
- BAFE – approved fire safety equipment
- Extraction & ventilation
- Natural gas & interlock system
- Three phase electricity supply
- Industrial boiler
- Non-slip floor
- Hygienic walls & flooring
- Commercial, high-power lighting
- Secure loading area
- Additional storage, chiller and freezer space available
- Individually metered utilities
- On site management

## Simple Pricing Structure

A simple pricing structure is in place to cover the Licence fee and common area maintenance for the space occupied. High-speed internet and pest control are included in the CAM charge with chilled, ambient and frozen storage available at an additional fee.



Click to view walk through video

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please click here to read our "Property Misdescriptions Act". E&OE.