



TO LET



BIRMINGHAM NEW STREET

**UNIT 36A
SPECIALIST COFFEE**

AVAILABLE FROM MARCH 2026



NETWORK RAIL

WHERE RETAIL MOVES FASTER

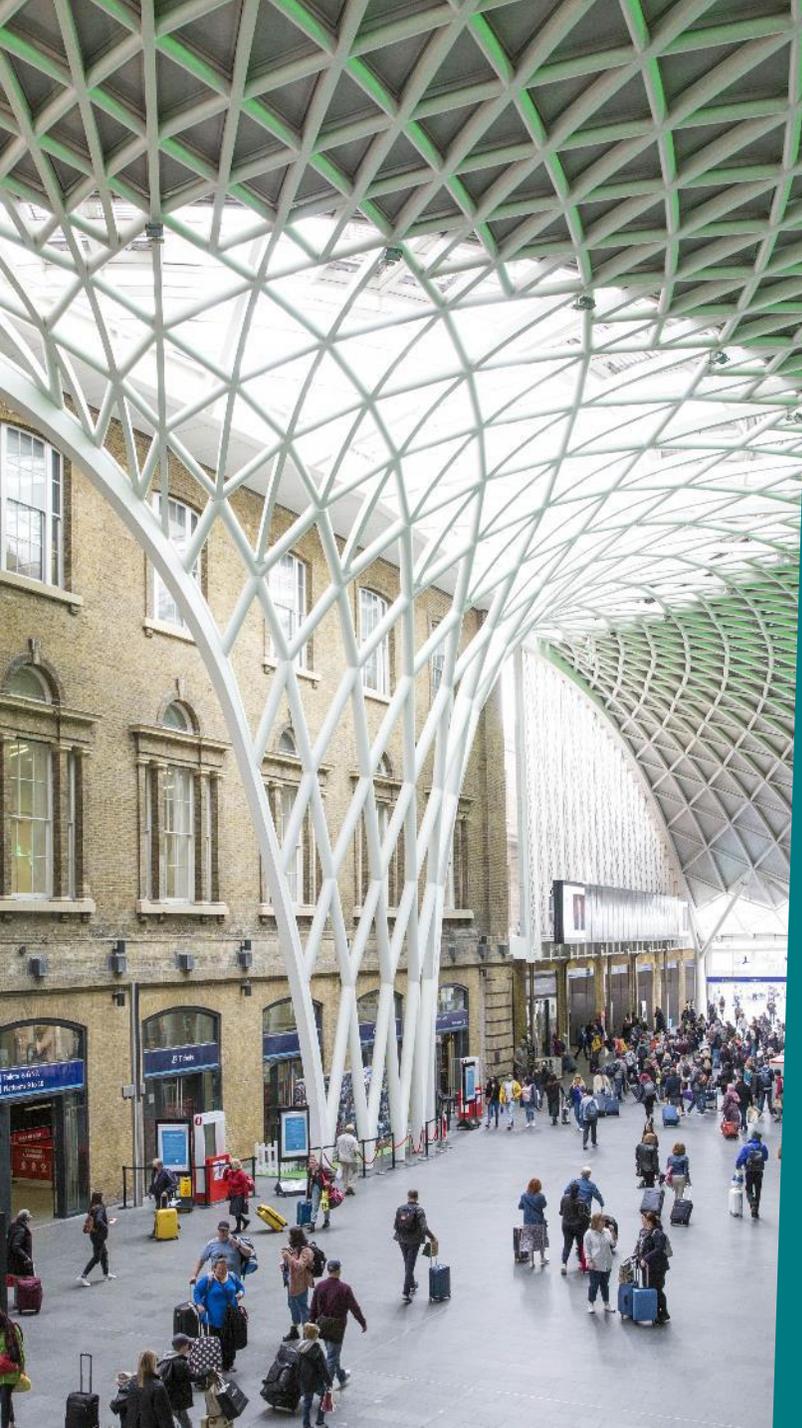
We start with understanding your customers. Every station gives you access to a rich mix of real passenger behaviour — from routine-driven commuters to curious leisure travellers and high-value tourism audiences. This insight helps us shape opportunities that genuinely fit how people move, shop and spend.

Footfall is constant. With reliable, 7-day-a-week movement across our network, stations deliver a level of consistency few locations can match. Morning rush hours, weekend breaks, day trips, business travel — your brand stays front-of-mind across every passenger mood and mission.

Commuters bring predictability and pace. They shop quickly, confidently and with clear intent. **Leisure and tourism passengers bring dwell time and discovery.** They're open to exploring, browsing and engaging with brands in a different, more considered way. Together, they create a powerful blend of dependable demand and high-value opportunity.

And you're never navigating this alone. Our retail, commercial and operational experts are dedicated to your business — shaping solutions, removing barriers and supporting you from the day you join us. We bring clarity, data and hands-on experience to help you trade confidently in a busy, high-performance environment.

And that's why our stations are a Great Spot for retail — places where your brand can stay visible, relevant and commercially strong all week long.



THE OPPORTUNITY



Station footfall
54.8m per year
+3.4% YoY



Retail penetration
20% combined F&B
and Non-food

Brew Opportunity at the Heart of Birmingham

A prime space designed for brands who know great coffee deserves great visibility.

Birmingham New Street offers a rare chance to grow your coffee business in a location where customers are already seeking quality, speed and consistency. Positioned within the Eastern Concourse food zone, this unit places your brand directly in the path of a high-value, daily stream of customers—commuters, workers, and leisure travellers who rely on great coffee to start, reset and refuel their day.

You'll benefit from footfall that converts: not simply volume, but customers who buy regularly, move with purpose, and appreciate premium, independent and specialist operators. The surrounding Grand Central environment reinforces this, drawing people who are already in a shopping and food-first mindset.

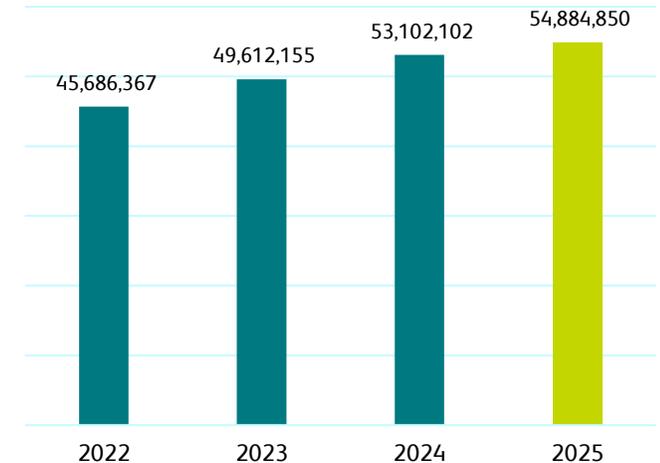
Why your coffee brand belongs here

- Consistent demand from morning until evening, driven by commuter peaks and strong leisure usage.
- A customer base that actively engages with food-to-go, trend-led offers and premium independent brands.
- A trading environment where retailers see strong revenue potential, supported by proven sales across the station.
- Space designed for speed, visibility and high-frequency transactions—ideal for artisan operators who prioritise quality and throughput.

If you're exploring expansion, want to increase daily throughput, or are looking for an environment that meets your brand's ambition, we'd love to understand your vision.

Tell us about your roast, your customer experience, your growth plans—and we'll help you assess whether this unit is the right next step.

Birmingham New Street Footfall



UNIT DETAILS | SPECIALIST COFFEE

UNIT SPECIFICATION

| | | | | | |
|------------------|-----------|--------------------|---------------|--------------------------|-------------------|
| Floor area | 807 sq ft | Power | 100amp TPN | Wifi & Telecoms | Tenant to install |
| External seating | Available | Handover condition | Soft stripped | Kitchen Extract Ductwork | Not available |
| HVAC | TBC | Gas | Not available | Water & Drainage | Yes |

TERMS

| | | | | | |
|-------------------------|----------------------|------------|--|-----------------|--------------------------------------|
| Minimum guaranteed rent | £100,000 | Rent terms | Base Rent plus additional Top-Up rent agreed as a percentage of gross turnover | Length of lease | 6 years – outside of L&T Act |
| Storage cost | £15psf (if required) | | | Service charge | Year 1-3 £15 psf Year 4-6 £17 psf |
| Rates | To be assessed | | | Available from | March 2026 |

NetworkRail

NetworkRail

EAT + DRINK + SHOP + TRAVEL

All under one roof

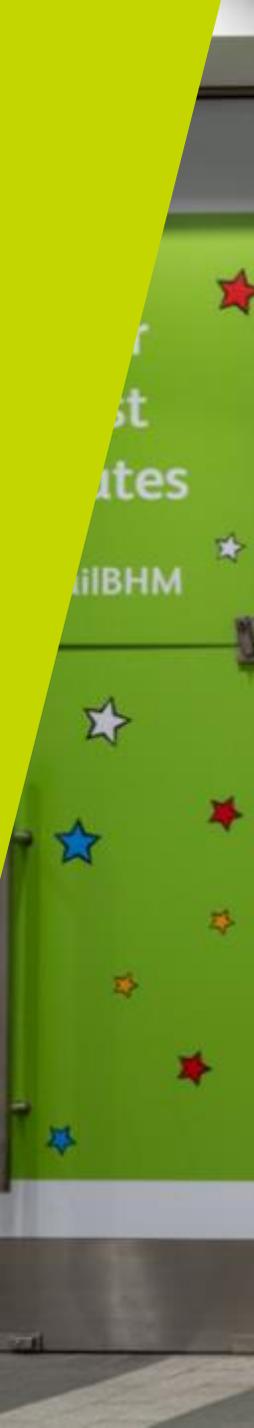
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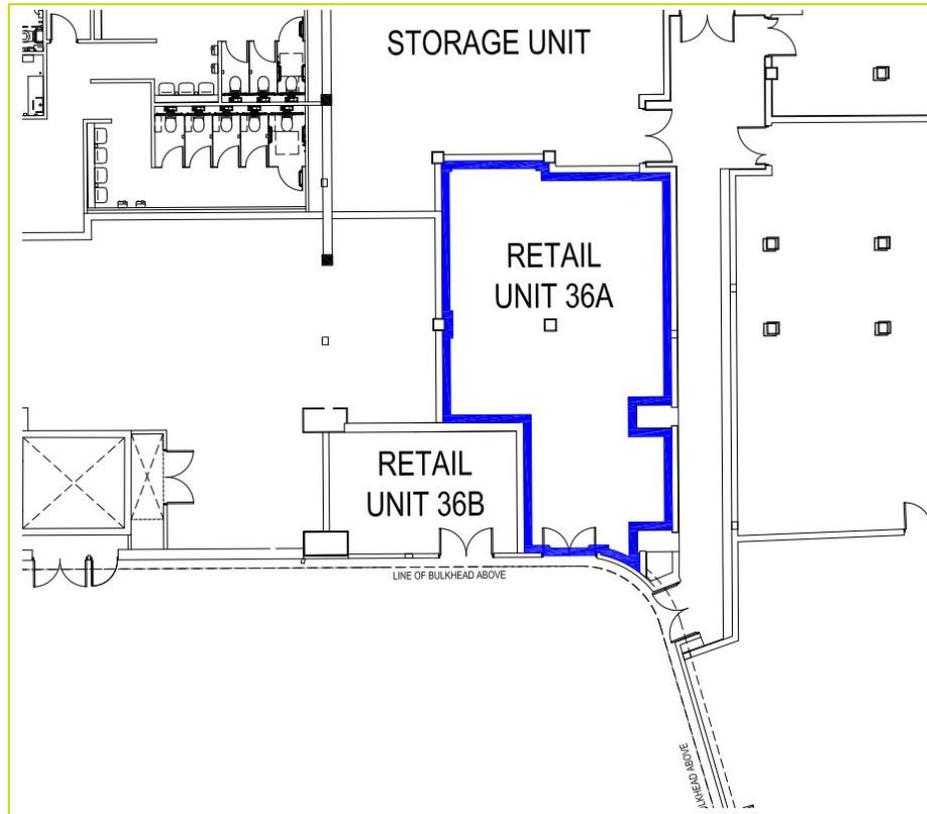


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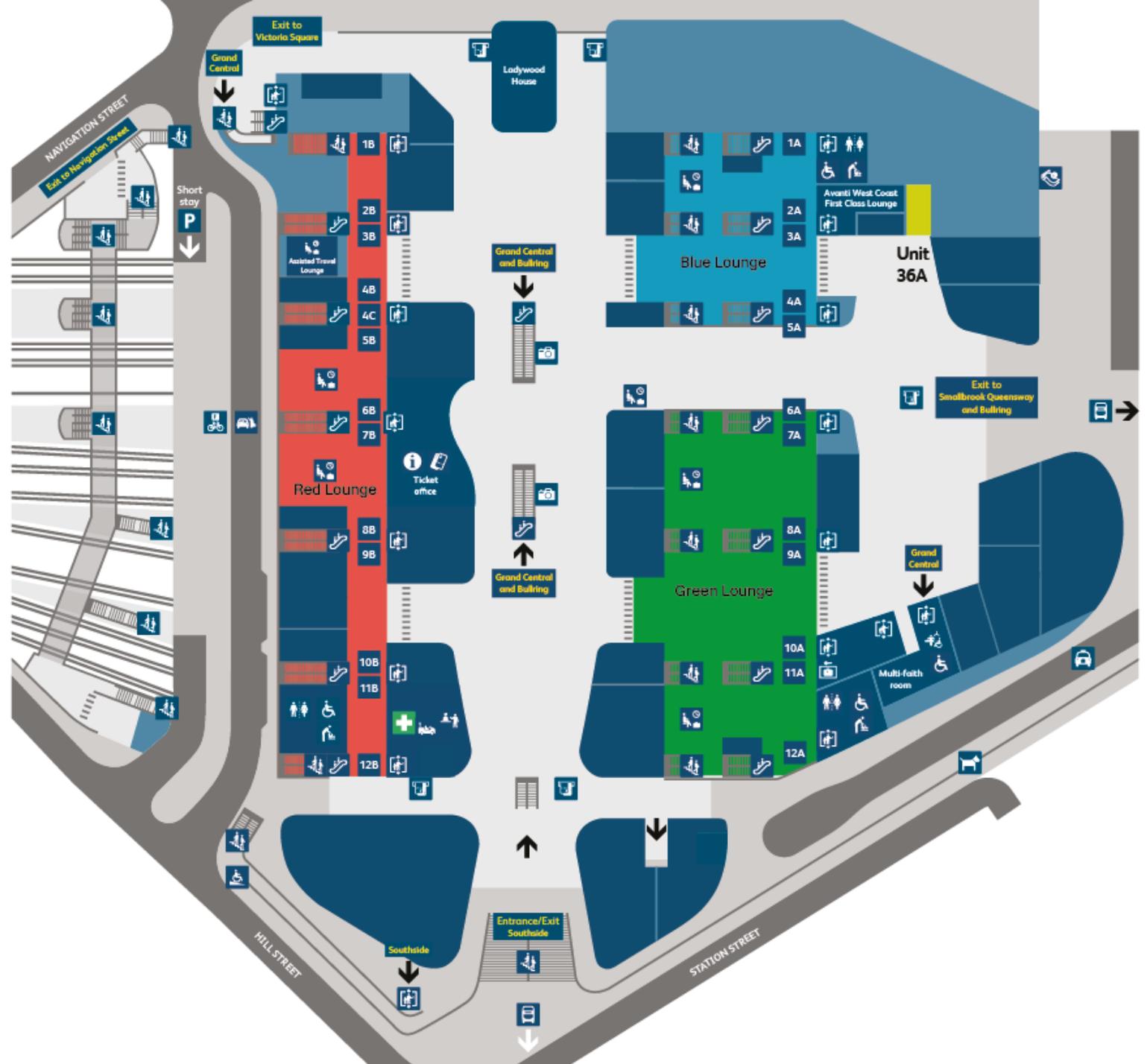
OPERATIONS



OPERATIONS AND LEGALS

| | |
|---|---|
| Delivery restrictions | No stock movements across the station in peak hours between 07:00-10:00 and 15:30-19:00 All deliveries at Birmingham must be made via DataScope and the Retail Delivery Schedule |
| Minimum trading hours | Monday to Friday 07:00 – 21:00 Saturday 08:00 – 20:00 Sunday 08:00 – 19:00 |
| Listed building consent required | Not required |
| EPC Rating | B-Valid Until 10/11/2028 |
| Legal costs | Each party is responsible for their own legal costs |
| LLC Fee's | £4,000 |

STATION MAP



EXPLORE THE RIGHT SPACE FOR YOUR BRAND SPEAK TO JEREMY TODAY

Jeremy Brittain

Category Manager

Coffee – High Street, Local and Specialist

Jeremy.brittain@networkrail.co.uk

