

FOR SALE / TO LET

Self Contained Office Premises
968 Sq Ft (89.98 Sq M)

6 Vine Terrace,
High Street, Harborne, B17 9PU



6 VINE TERRACE, HARBORNE



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The property comprises office accommodation over two floors, located within a modern office courtyard development, with access off Harborne High Street.

- 968 sq ft (89.98 sq m)
- Modern office accommodation
- Affluent area of Harborne
- Birmingham city centre 4.3 miles



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Approximate Travel Distances



Locations

- Selly Oak 1.7 miles
- Junction 3 M5 3.8 miles

Sat Nav Post Code

- B17 9PU

Location

Located within a modern courtyard, with access directly off Harborne High Street. The High Street includes many independent and national retailers and includes Waitrose, Cafe Nero and Sabai Sabai. The property is approximately 1 mile from the Queen Elizabeth Hospital and 1.2 miles from the University of Birmingham. Harborne is an affluent suburb to the south west of Birmingham, approximately 4.3 miles from the city centre.

Description

The property comprises a two storey office constructed with brick elevations and surmounted by a pitched slate roof. The property comprises open plan offices, meeting room, kitchenette and male and female WC facilities.

Internally the property benefits from:-

- Double glazed uPVC windows.
- Recessed LG7 lighting.
- Suspended ceilings.
- Gas fired central heating.
- Air conditioning.

The office has two allocated parking spaces.



Nearest Station

- University 1.7 miles



Nearest Airport

- Birmingham Int 12.6 miles

Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Offices	49.62	534
First	Offices	40.36	434
Total		89.98	968

Tenure

Freehold for sale - £230,000 exclusive of VAT.

Rent - £12,500 per annum exclusive of VAT.

Business Rates

Rateable Value £9,600
Rates Payable £4,790.40
2021/2022 Rates Payable 49.9p in the £.

Services

We understand all mains services are connected to the property. We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting/sale.

Legal Costs

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

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

EPC

Energy Performance Rating C.

Anti Money Laundering

The successful tenant/purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant/purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the agent.

Disclosure

Please note that a member of Fisher German LLP has an interest in this property.



Please Note

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