

TO LET / FOR SALE

UNIT 5 MARLIN OFFICE VILLAGE

1250 CHESTER ROAD, CASTLE BROMWICH B35 7AZ



OFFICE PREMISES

1,880 sq ft (174.59 sq m) (Approx. Net Internal Area)

- Self-contained
- Modern
- 6 car parking spaces

LOCATION

The property forms part of the Marlin Park office village which is accessed from Chester Road (A452) in the Castle Vale area of Birmingham.

Birmingham City Centre is approximately 6 miles to the South-West via either the Fort Parkway (A47 Spine Road) or Kingsbury/Tyburn Road (A38).

Junction 5 of the M6 Motorway is accessed via the A452 approximately 0.5 mile distant and provides direct links to the M42 Motorway, Solihull, Birmingham International Airport / Railway Station and the NEC.

Bus stops are also positioned along the A452 and several local train stations are within 4 miles of the property including Water Orton and Gravelly Hill.

Castle Vale, Castle Bromwich and The Fort all provide local amenities within a short distance of the property.

DESCRIPTION

Marlin Park office village provides a modern detached development with a pitched tiled roof, exterior brick elevations and tinted double glazed windows. The development is split to provide 5 self-contained two-storey terraced offices with car parking in-front.

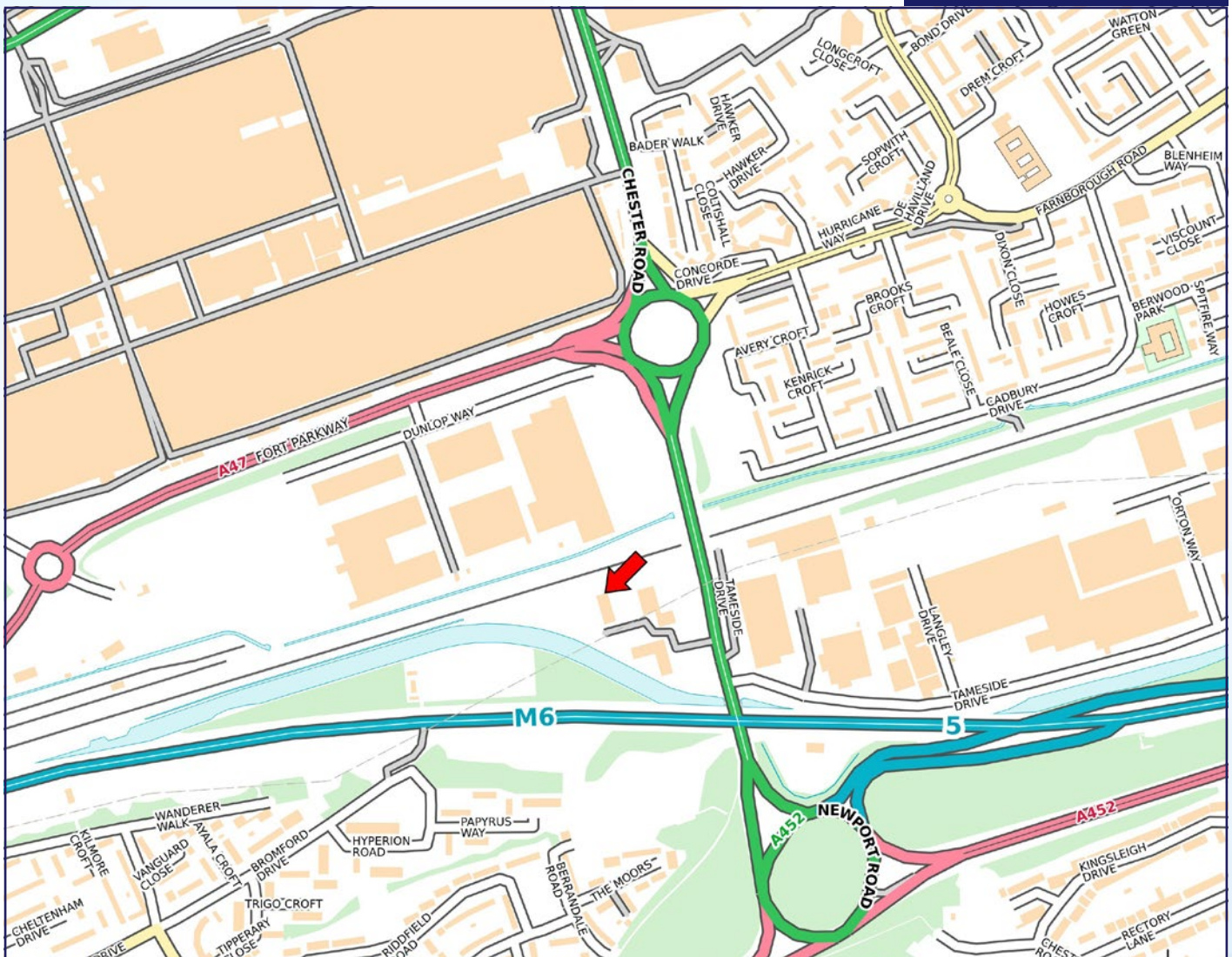
Unit 5 is end-terraced with a ground floor entrance directly from the car park leading to a lobby area with separate W.C and shower facilities. The ground floor offices are accessed via a door with fib entry access and currently provide an open plan office space with a partitioned room and kitchenette area. There is also a storage cupboard located under the stairs.

Access to the first floor is via a staircase only located in the main entrance lobby, leading to a landing area with a tea point and further W.C. The rest of the first floor is mainly open plan office currently set up as a large meeting room.

In terms of specification, the property has suspended ceilings with recessed category II lighting, heat and cool air conditioning and carpet tiles.

Externally, there is a car park directly in-front of the property with 6 car parking spaces belonging to Unit 5.

POSTCODE: B35 7AZ



ACCOMMODATION

	SQ M	SQ FT
TOTAL Approx. Net Internal Area	174.59	1,880

TENURE

The property is available on a freehold basis with vacant possession.

PRICE / RENT

Rent: £30,000 per annum exclusive.

Freehold: Upon application.

BUSINESS RATES

Rateable Value (2026): £23,000

EPC

B (31)

SERVICE CHARGE

A service charge is levied for the maintenance and up-keep of common areas. Further details are available upon request from the agents.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G7298 Date: 03/26

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