



FULLY REFURBISHED OFFICES TO LET

GROUND & FIRST FLOOR OFFICES, UNIT 9, NECHELLS PARK ROAD, BIRMINGHAM, WEST MIDLANDS, B7 5NQ

- Prominently situated premises on Nechells Park Road
- Approximately 2.5 miles to the north east of Birmingham City Centre
- Fully refurbished to include PIR motion LED lighting
- Within easy driving distance of the Aston Expressway (A38) and Junction 6 of the M6 (Spaghetti Junction) motorway
- Located outside of Birmingham City Centre Clean Air Zone
- Secure site





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LOCATION/DESCRIPTION

The subject property is prominently situated off Nechells Park Road, close to its junction with Goodrick Way (B4132) and Nechells Place within the Nechells district of Birmingham. Nechells is situated approximately 2.5 miles to the north east of Birmingham City Centre and benefits from excellent access via the Aston Expressway (A38) and Junction 6 (Spaghetti Junction) of the M6 motorway. The property is located outside of the Birmingham City Centre Clean Air Zone

DESCRIPTION

The premises comprise recently refurbished two storey ground and first floor offices offering a combination of open plan and cellular rooms together with WC's and a kitchenette. The offices have been refurbished throughout to include PIR motion LED lighting, suspended ceiling, carpet floor coverings and a roller shutter. Car parking is available adjacent to the offices.

ACCOMMODATION

Ground Floor	2,092 sq ft	194.35 sq m
First Floor	2,120 sq ft	196.95 sq m
Total Floor Area	4,212 sq ft	391.29 sq m

TERMS

The premises are available by way of a new lease for a term of years to be agreed. The lease will be contracted outside the Security of Tenure provisions of the Landlord and Tenant Act.

VAT

The rent on the property is subject to VAT.

BUSINESS RATES

The offices require re-assessment and therefore interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

RENT

£8.00 per sq ft pax, PLUS vat.

VAT

We understand VAT will be applicable.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate available upon request

SERVICE CHARGE

An estate service charge will be payable by the ingoing tenant toward a due proportion of the costs incurred in maintaining the estate and access roads.



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VIEWING

All viewings by prior appointment with this office.

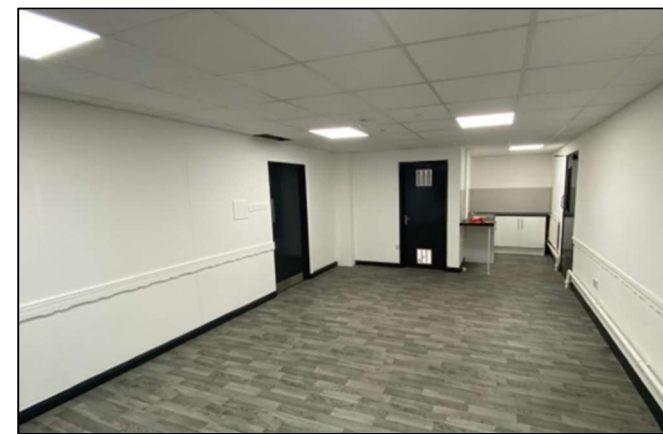
CONTACT

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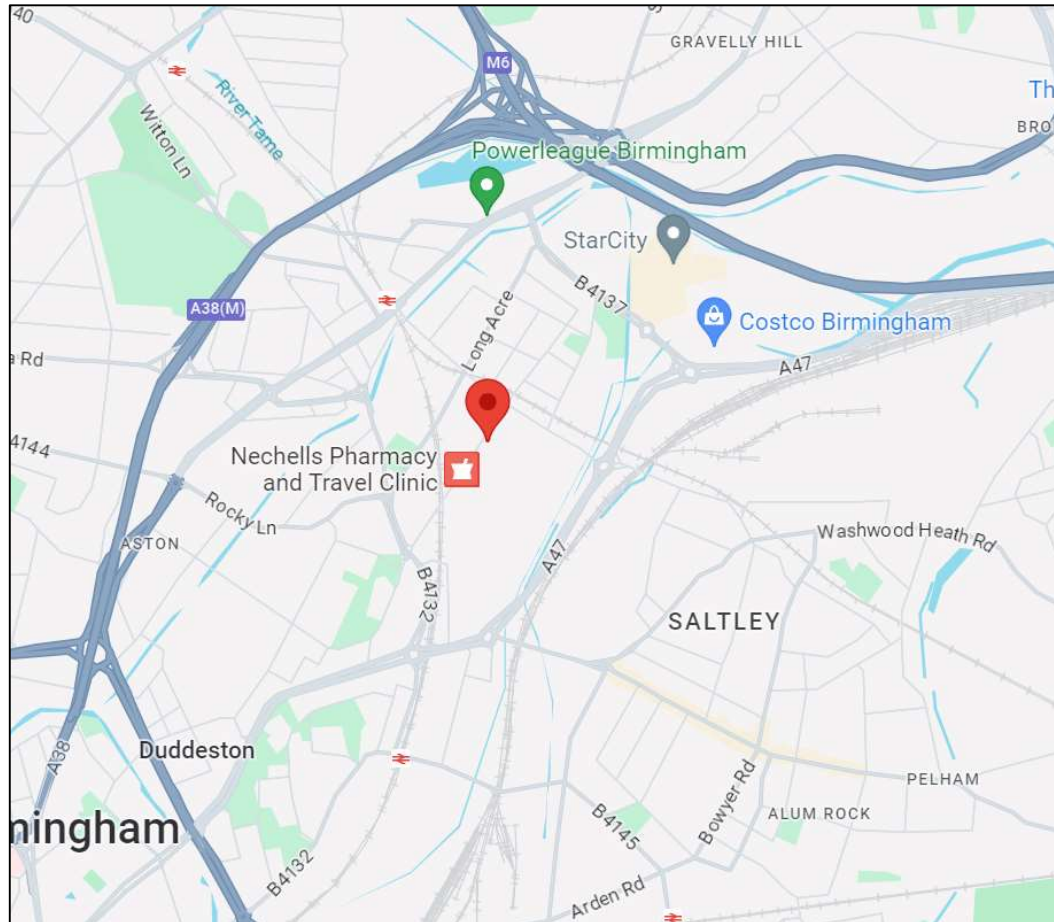
Tel: 07305 334 286

SUBJECT TO CONTRACT



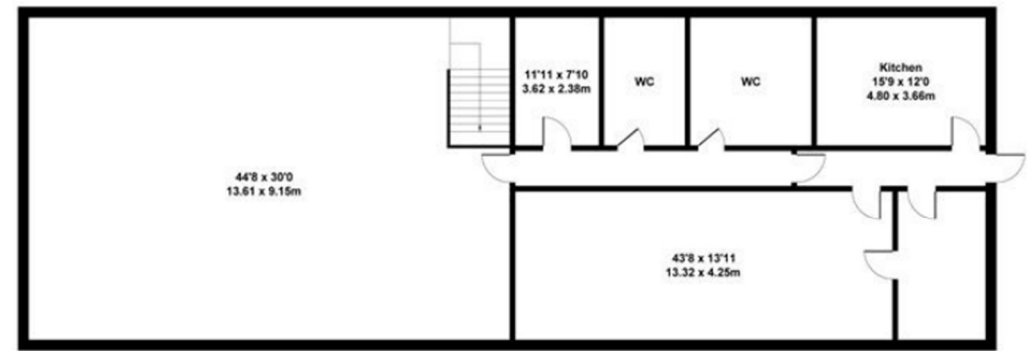


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Unit 9 Nechells Link Industrial Estate

Approximate Gross Internal Area
5220 sq ft - 485 sq m



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.

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