

Birmingham, 55 Spring Hill, B18 7BH

Office Premises – Leasehold



- First Floor Modern Offices
- Open Plan
- Lift Access
- Ground Floor Reception



0121 643 9337

info@johnsonfellows.co.uk

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LOCATION

Prominent roadside unit alongside Tesco's fronting onto Spring Hill, which is a busy arterial route into Birmingham City Centre. The premises are positioned alongside the entrance to the main car park and benefits from high visibility fronting onto Spring Hill (A457 the main arterial route into Birmingham City Centre).

DESCRIPTION

The property benefits from a ground floor entrance/reception area with the main office accommodation being at first floor level which is accessible via stair and lift from the ground floor lobby area.

ACCOMMODATION

The premises comprise the following approximate floor areas:

Ground Floor Reception	55.87 sq m	601 sq ft
First Floor Offices	258.35 sq m	2,781 sq ft
First Floor Plant Room	27.32 sq m	294 sq ft
Total Gross Internal	341.54 sq m	3,676 sq ft

TENURE

The premises are available by way of a new lease for a minimum term of 3 years.

RENT

£27,500 per annum, exclusive

RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value £39,250

Interested parties should verify this information with the local rating authority.

EPC

B39

SERVICE CHARGE

The current annual service charge equates to £7,352 per annum. This is reviewed annually with RPI increases.

INSURANCE

The tenant is responsible for payment of the annual building insurance premium which is £206.51.

VAT

VAT is payable on the rent.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Mark Fitzpatrick

Email: mark.fitzpatrick@johnsonfellows.co.uk



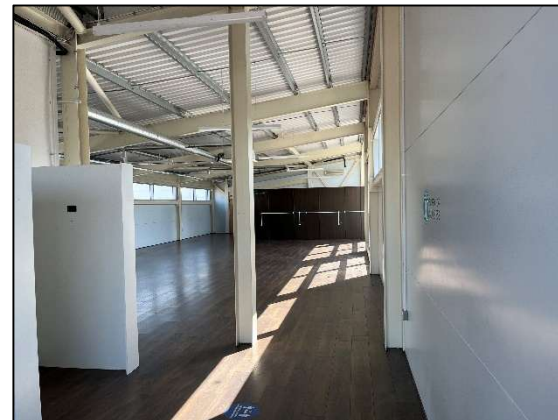
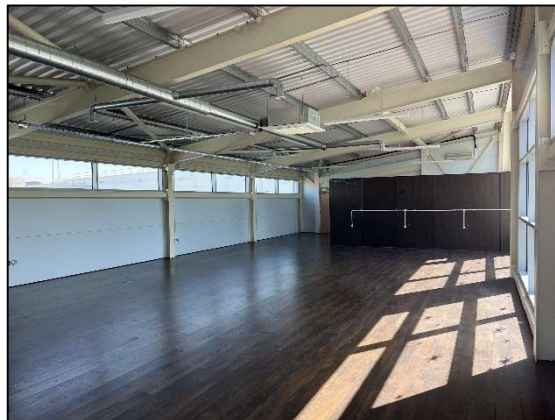
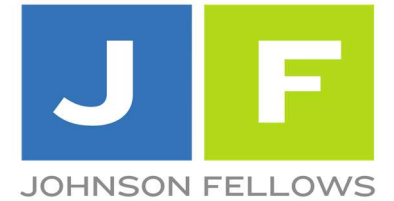
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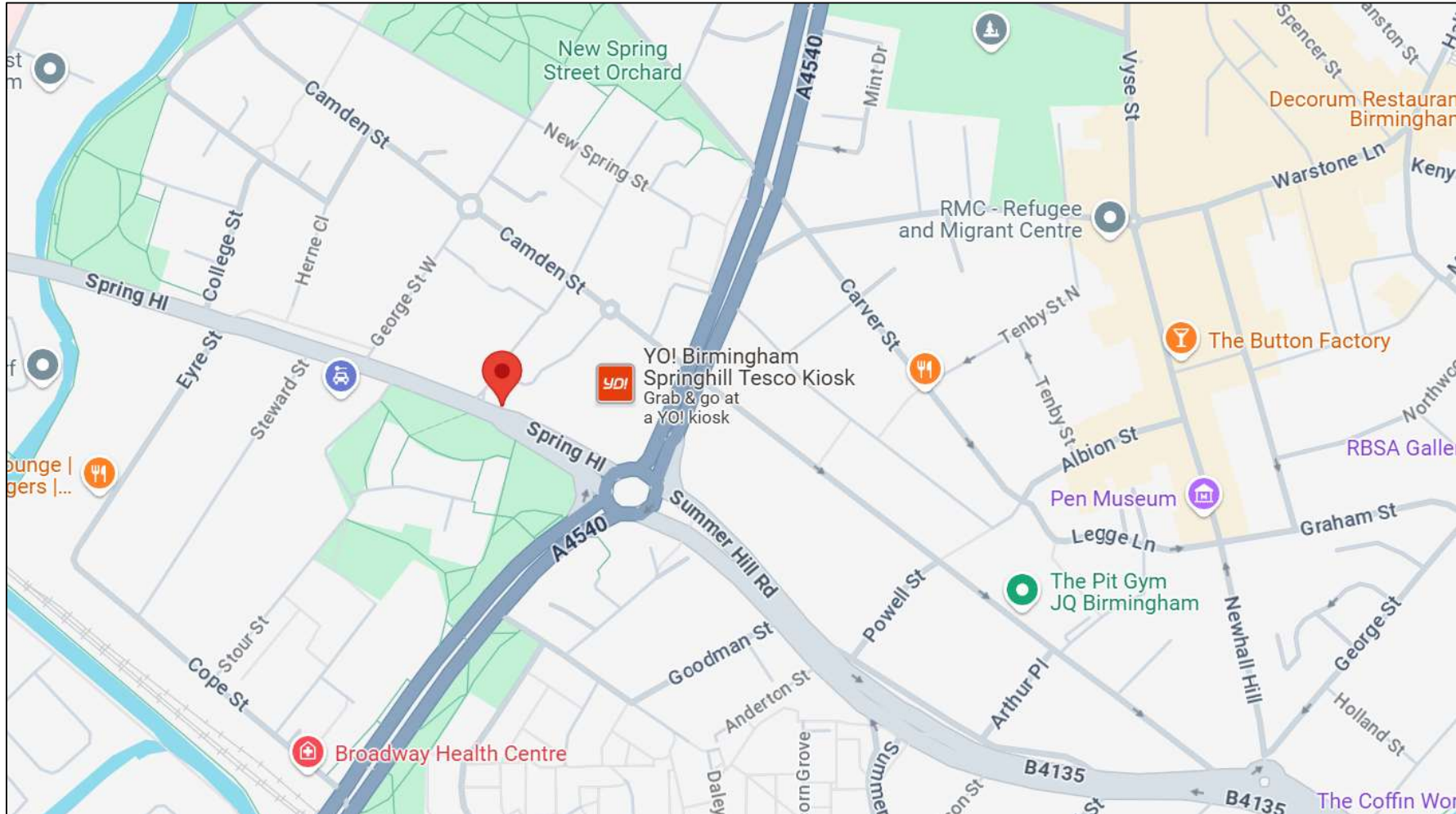
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