

Aston, Unit 7, 8, 7a & 8a Wing Yip Business Centre, 278 Thimble Mill Lane, B7 5HD

Office Suite – To Let



- Total - 3,379 sq ft
(313.92 sq m)
- Ground Floor - 1,828 sq ft
(169.82 sq m)
- First Floor - 1,551 sq ft
(144.09 sq m)



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LOCATION

The property is situated within the Wing Yip complex on the north eastern side of Birmingham City Centre with a frontage to Nechells Park Road and also benefits from extensive onsite parking.

DESCRIPTION

The premises consist of a ground and first floor office. At ground floor there is a main reception area along with some extensive large self contained meeting rooms. At first floor is a combination of a large general office and small meeting rooms, plus a store facility.

ACCOMMODATION

Ground Floor	169.82 sq m	1,828 sq ft
First Floor	144.09 sq m	1,551 sq ft
Total	313.92 sq m	3,379 sq ft

Please note that every effort has been made to ensure that the floor areas are accurate. They have been measured in accordance with the RICS code of measuring practice. Fittings may have restricted measurement at the time of inspection and therefore, interested parties should verify these for themselves.

TENURE

An internal repairing and insuring lease for a minimum period of 3 years.

RENT

£38,000 per annum, exclusive.

RATES

At present there are two separate assessments for the ground and first floor

7 & 8 Rateable Value – £11,000
7A & 8A Rateable Value - £8,100

EPC

B47

INSURANCE

The current annual insurance figure is £1,056.04

SERVICE CHARGE

£5,203.66 per annum

VAT

All figures are exclusive of VAT of which VAT is payable.

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

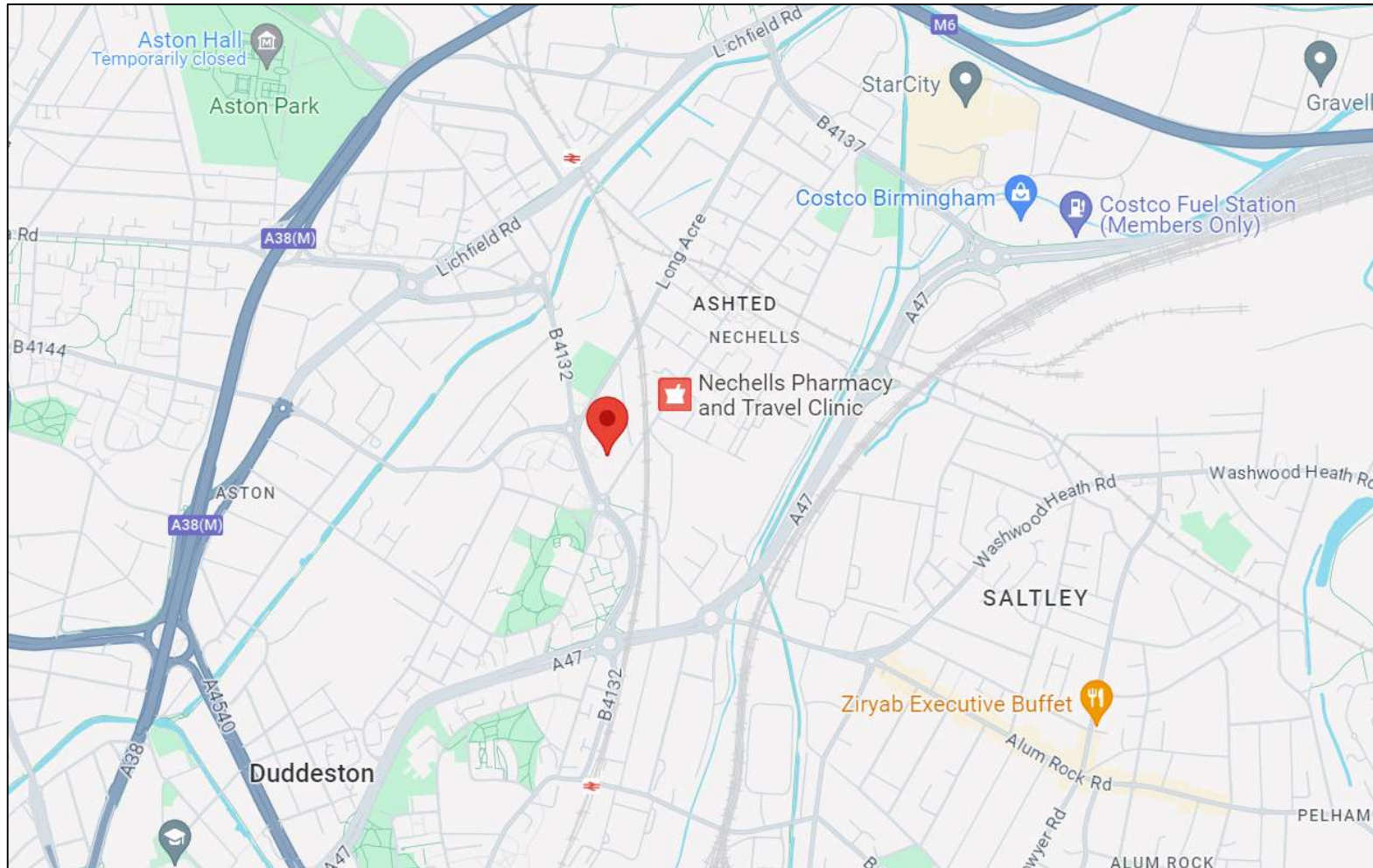


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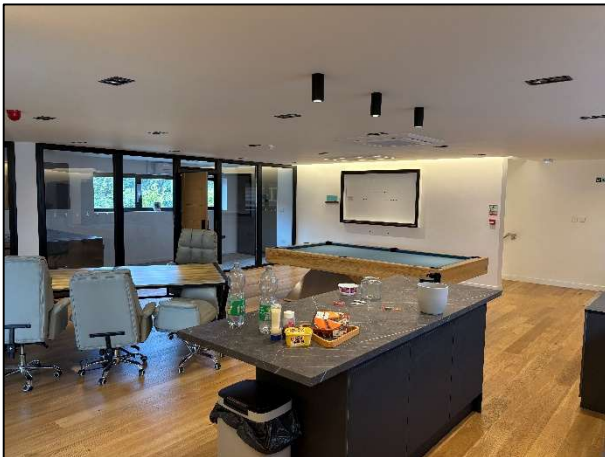
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