

UNIT 4 MARLIN OFFICE PARK

1250 Chester Road, Birmingham **B35 7AZ**

FOR SALE



1,871 SQ FT
(174 SQ M)

Modern Open Plan Terraced Office Building with
Parking

**Lambert
Smith
Hampton**

Unit 4 Marlin Office Park, Birmingham B35 7AZ

Description

The building comprises modern, open plan office accommodation across two floors, connected by a single staircase.

ACCOMMODATION	Sq Ft	Sq M
First Floor	948	88
Ground Floor	923	86
TOTAL (NIA)	1,871	174

Specification

- Access raised floor with floor boxes and carpet tiles
- Suspended ceiling with CAT 2 recessed lighting
- Ceiling mounted Heating Ventilation and Cooling
- Ground floor kitchen/tea point
- WCs on both floors
- 6 car parking spaces

Location

Situated approximately 5 miles to the north east of Birmingham city centre, 4 Marlin Way is a mid-terrace, double storey unit located off Chester Road (A452) in the Castle Bromwich area of Birmingham. The property benefits from excellent access to the national motorway network as it sits immediately adjacent to Junction 5, M6.

EPC

EPC rating is B-31.

Terms

We are instructed to seek offers in excess of £225,000.

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Legal Costs

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



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Viewings

By prior appointment only.

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**Lambert
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