

TO LET FIRST FLOOR OFFICES

FACET ROAD
KINGS NORTON
BIRMINGHAM
B38 9PT



- ❖ TOTAL FLOOR AREA 250.70 SQM / 2,697 SQ FT
- ❖ SELF CONTAINED OFFICE SUITE
- ❖ GAS CENTRAL HEATING AND SERVICE TRUNKING

26 High Street
Kings Heath
Birmingham
B14 7JT

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Regulated by RICS

LOCATION

The premises are situated within Kings Norton to the south of Birmingham City Centre occupying a position on the corner of Facet Road and Ardath Road.

The A441 Redditch Road/Pershere Road is accessible via Wharf Road and leads to Birmingham City Centre some 6 miles to the north whilst Junction 2 of the M42 motorway lies approximately 4 miles south.

There are good and frequent local transport services.

THE PROPERTY

The premises consist of the first floor of a two storey office building with shared front lobby leading to a fully self-contained office suite recently refurbished to a high specification.

The offices are accessed via a ground floor and first floor lobby and reception area.

The premises benefit from gas central heating and have individual entry systems, alarm and an integrated fire alarm.

ACCOMMODATION

The accommodation provides:-

	Sq M	Sq Ft
Ground floor lobby	3.8	41
First floor Landing with reception office	17.7	190
Meeting room	26.4	284
Open plan main office	131.4	1,414
Storage cupboard	1.4	15
Office	14.6	157
Store / Boiler Room	7.0	75
Gents WC	10.0	108
Ladies WC	11.2	121
Kitchen	9.8	105
Office	<u>17.4</u>	<u>187</u>
NET USABLE AREA	250.7	2,697

ENERGY PERFORMANCE CERTIFICATE

The property has an asset rating of E (111)

USE

The property is currently used as Offices.

All interested parties are advised to make their own enquiries with Birmingham City Council on 0121 303 1115.

LEASE

The premises are available on a new lease for a term of years to be agreed at a rent of **£28,500 per annum** exclusive of rates plus VAT on an internal repairing and insuring basis.

Satisfactory references will be required from a prospective tenant. The landlord may require a rental deposit.

A service charge will be levied for the upkeep of the exterior of the office building and frontage landscaping together with communal services such as fire alarm – further details available from the agents.

VAT

All figures quoted are exclusive of VAT which will be payable

LEGAL COSTS

Landlord and tenant to pay their own costs in the lease.

The tenant will be required to pay a non-refundable administration fee of £150.00 plus VAT prior to the landlord instructing his solicitors

ANTI-MONEY LAUNDERING REGULATIONS

To comply with the current regulations please be advised that two forms of identity, proof of address and confirmation of the source of funding will be required from the successful applicant.

SERVICES

Mains electricity, gas and water are connected.

The agents have not tested the services and interested parties are advised to make their own enquiries regarding the adequacy and condition of the services for their own purposes.

RATEABLE VALUE

The Valuation Office Agency website states that the property is assessed as follows.

Offices & Premises: £12,250 RV

Prospective tenants are advised to make their own enquiries of the rating department of Birmingham City Council on 0121 303 5509.

VIEWINGS

Strictly by prior appointment with the sole agent. Please contact Zafar Zackaria on **0121 441 3040**.

Email: zafar@chiverscommercial.co.uk

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED:

Chivers Commercial for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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