



Office

872 SQ FT

Suite 3 Offices at 80 Hewell Road, Birmingham, B45 8NF

To Let

- 872 SQ FT NET FLOOR AREA
- SUPERB VILLAGE
- NEW LEASE

- PROMINENT BUILDING
- 4 CAR PARKING SPACES
- NO VAT

LOCATION

Barnt Green is one of the best-regarded Villages in the Midlands. It has a high percentage of exclusive, expensive houses, built to take advantage of the excellent communications by road (Birmingham City Centre some 9 miles north-east, M42 and M5 within 10 minutes drive) and rail (Barnt Green Station is on the Redditch Lichfield Cross City line, with trains departing about every half hour - northbound trains call at Birmingham New Street).

Hewell Road is the Commercial Centre and boasts a variety of Retailers and Professional offices that put some small Towns to shame. The Property stands at the junction of Hewell Road and Sandhills Lane.

On-street parking is readily available and contributes to the general appeal of this sought-after, busy location.

ACCOMMODATION

This is a substantial, modernised, end-terraced Office Building, with excellent comfortable accommodation.

Suite 3 is on the First and Second Floor. accessed via ground floor lobby with display window to Hewell Road

First Floor - 720 sq ft Gross comprising General Office with floor-ducted power points, Kitchenette and WC.

Second Floor - 252 sq ft comprising further Office with build-in storage cupboards and Store.

The total net internal floor area is 872 sqft.

Externally, there is a shared private driveway with 4 allocated parking spaces.

SERVICES

All mains services are available. Heating is provided by metal radiators connected to electric boiler.

TENURE

A Lease of 3, 4, 5 or multiples thereof.

RENT

£12,000 per annum.

RATEABLE VALUE

£7,600

SERVICE CHARGE

The Landlords undertake maintenance and repair of the exterior and shared facilities, by way of an annual Service Charge.

LEGAL FEES

Each party to bear their own fees.

EPC

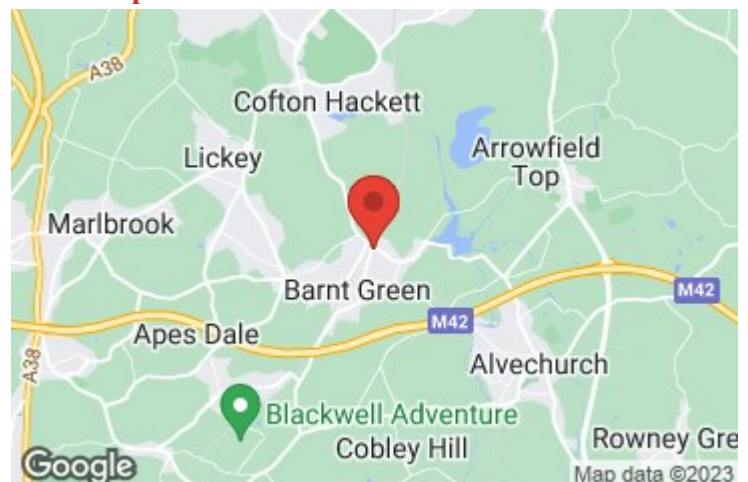
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VIEWING

Strictly through our Reception on 01527 584 242



Area Map



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