



ONE AVENUE ROAD.

12,871 SQ FT OFFICE SPACE TO LET
91 CAR PARKING SPACES

TO LET FIRST FLOOR 12,871 SQ FT

DESCRIPTION

1 Avenue Road is a 3 storey building plus lower ground floor within which the first floor is available for immediate occupation. The first floor comprises a large open plan office floorplate, with good levels of natural light having windows along both side elevations, suspended ceilings with mineral fibre tiles, LED lighting and air conditioning cassettes. The space further benefits from it's own kitchen facilities, a large meeting room and breakout space, further meeting room/offices and male and female WC's. There is an area on the floor extending to c6,000 sq ft that is open plan that does not benefit from existing fit out.

A unique facility that the building can offer is on the lower ground floor, where there is a large canteen as well as a gym and shower facilities, and 4 separate meeting rooms that have the ability to open up to create one large conference suite.

LOCATION

The building is located to the North of Birmingham City Centre offering immediate access to the Aston Expressway leading to Junction 6 of the M6 providing excellent communications links to the national motorway network. The location also benefits from good bus links, and is a short walk to the city centre and Aston railway station.



Net Internal Area
12,871 sq ft



EV Potential
10 Charging Points



Car Parking
91 Spaces



EPC Rating
C (68)



TERMS

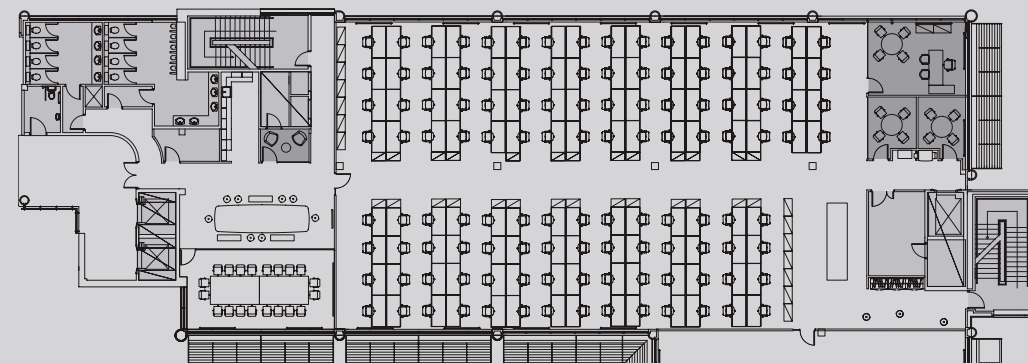
The building is held on a lease due to expire April 2028.
The first floor is available by way of a sub lease.

RENT & SERVICE CHARGE

Available on application.

BUSINESS RATES

The occupier is to make their own enquiries
with Birmingham City Council.



Indicative desk layout

FACILITIES

The building offers:

- A large canteen
- Gym
- Shower
- 4 separate meeting rooms
(can be combined to create one large conference suite)

FUTURE
EXPANSION
AREA



FLOOR	SQ FT	SQ M
First	12,871	1,195.75

CAR PARKING

91 spaces

© Avison Young (UK) Limited. All rights reserved.

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions: 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. 4) All prices quoted are exclusive of VAT. 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young. Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: • Corporate structure and ownership details. • Identification and verification of ultimate beneficial owners. • Satisfactory proof of the source of funds for the Buyers / funders / lessee. January 2025.

ONE AVENUE ROAD.

First Floor,
1 Avenue Road,
Aston, Birmingham,
B6 4DU

For further information
please contact:

Charlotte Fullard
+44 (0)7909 484996
charlotte.fullard@avisonyoung.com

AVISON YOUNG

avisonyoung.co.uk

David Clews
Clews & Co Chartered Surveyors
+44 (0)7808 479234
davidclews@clewsandco.co.uk

CLEWS & CO.
CHARTERED SURVEYORS

www.clewsandco.co.uk

