

Nectere, Rocky Lane Business Park, Rocky Lane, Aston, B6 5RQ



TO LET

Headquarter Office with Parking

Net Internal Area: 10,028 ft² (931.63 m²)

Location

Situated in the Waterlinks area of Birmingham, Aston Cross Business Village has a variety of on-site amenities set within mature landscaped grounds.

The property is within close proximity to Birmingham's central business district only 2 miles distant as well as being almost adjacent to the A38(M) Aston Expressway, which leads onto the region's motorway network via J6 of the M6 motorway.

The nearby Aston train station runs a frequent service to Birmingham New Street station from which passengers can access the national rail network.

Description

The property comprises a detached full height brick headquarter office building providing office accommodation over ground, first and second floors separated by a central core with passenger lift.

The property has been refurbished by the existing operator and provides high specification office accommodation with coffee bar and meeting space located on the ground floor.

Further benefits include:

- Comfort heating / cooling
- PRI lighting control
- No touch access control
- Carpet covered raised access flooring
- LED lighting
- Kitchen and coffee bar
- Generous parking allocation

Terms

The property is available on a new lease, with length to be agreed, at a quoting rental of £115,000 per annum (exclusive)

Service Charge

A service charge is levied in respect of the communal maintenance and security on site. A service charge budget is available upon request.

VAT

All prices quoted are exclusive of VAT, which we understand is payable.

Services

We understand that the building benefits from all main services however all interested parties are recommended to satisfy themselves in this regard.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Legal Costs

Both parties are responsible for their own legal and surveyor's fees incurred during the transaction.

Viewing

Strictly via the sole agent Siddall Jones on 0121 638 0500

