



**First Floor Offices, Waseley Hills Country Park**  
Gannow Green Lane, Rubery, Birmingham, B45 9AT

**First Floor Offices**

**941 sq ft**  
(87.42 sq m)

- Available Immediately
- Excellent Parking
- Convenient for M5
- Country Park Setting
- Well Specified
- Use of Meeting Room

## Summary

Available Size	941 sq ft
Rent	£12,000 per annum
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (90)

## Location

The Property is located within the grounds of Waseley Hills Country Park, a popular and picturesque public recreation park.

Gannow Green Lane provides convenient access to the M5 via Money Lane and Sandy Lane (A491), with Junction 4 being approximately 2 miles to the south.

## Description

The Property comprises a self-contained first floor Office Suite within a two-storey commercial Property.

Internally, the Office Suite is reasonably well specified with good quality floor coverings throughout and a mixture of fluorescent and LED lighting. The Offices benefit from double glazed windows and gas fired central heating. In addition, there are Kitchen and WC facilities to the ground floor, as well as use of a Meeting Room which is shared with the ground floor.

The Net Internal Area (NIA) of the Property extends to approximately 941 sq ft (87 sqm).

Externally, the Property benefits from six parking spaces within the nearby Car Park.

## Services

All mains services are available.

## Tenure

To Let on a new Internal Repairing and Insuring Lease for a Term of 2 or more years.

## Asking Rent

£12,000 per annum (no VAT)

## Legal Fees

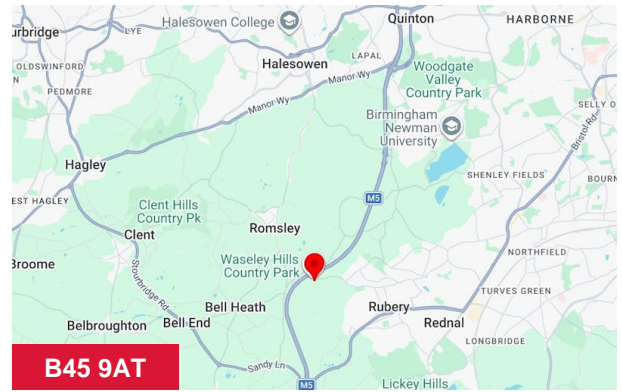
Each party to pay their own Legal Fees.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we will require two forms of Identification.

## Viewing

Strictly by appointment with our office on 01527 584 242.



## Viewing & Further Information



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