



Phoenix House Hewell Road
Barnt Green, Birmingham, B45 8NE

Office

837 to 1,795 sq ft
(77.76 to 166.76 sq m)

- 837 - 1795 sqft
- Self-Contained
- 8 Parking Spaces
- Air Conditioned
- No Vat

Summary

Available Size	837 to 1,795 sq ft
Rent	£9,000 - £18,000 per annum
VAT	Not applicable
EPC Rating	Upon enquiry

Location

Barnt Green is one of the best-regarded large 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.

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

Description

Ground Floor lobby provides access to :

(a) open-plan Office with two private Offices/Meeting Rooms, Store, Kitchenette and separate male and female WCs, gas-fired centrally heated and lighted; carpeted. The net internal floor area of the ground floor is 837 sq ft.

Stairs continue to First Floor landing of which opens:

(b) Open-plan Office with two private Offices/Meeting Rooms opening off, Store, Kitchenette and separate male and female WCs, gas-fired centrally heated and lighted; carpeted. The net internal floor area of the first floor is 958 sq ft

The total Net internal area is 1795 sqft

8 car parking spaces are available in total, of which 4 are demised to the ground floor and 4 to the first floor.

Rateable Value

Ground Floor - £7,500
First Floor - £8,300

Tenure

Standard business lease from a term of 5 years or more years, with the Tenant responsible for all outgoings.

Rent

£18,000 pa for both floors alternatively our client may give consideration to letting each floor separately at a rent of £9,000 pa per floor

Service Charge

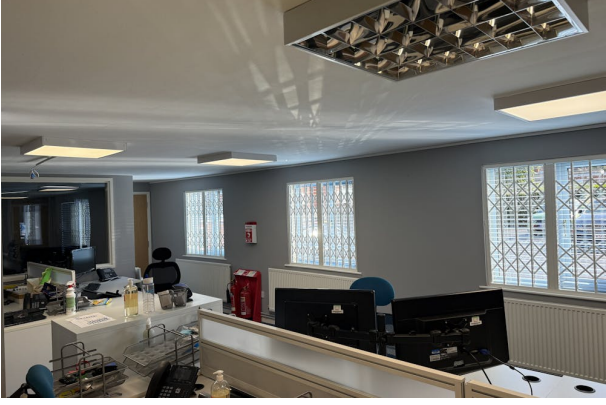
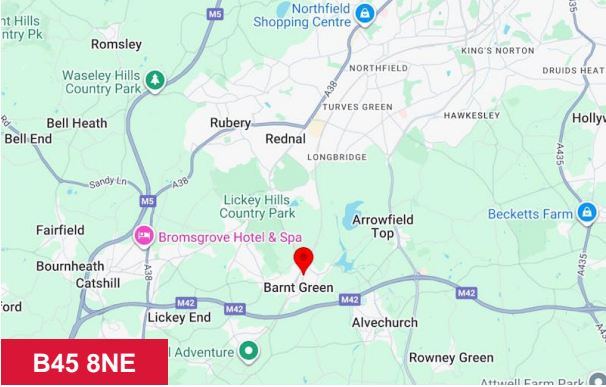
The Landlords undertake maintenance and repair of communal areas, at an annual charge of, typically, about 8% of the annual rent. Full details available to approved Tenants.

Legal Fees

To be paid by the ingoing Tenant.

Viewing

Strictly appointment only please contact our Reception on 01527 584242.



Viewing & Further Information



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