

Unit 2

Marlin Office Village, Birmingham, B35 7AZ

SHEPHERD
COMMERCIAL



TO LET

1,736 SQ FT
(161.28 SQ M)

£40,000 PER ANNUM

A high specification
1,736sqft office
accommodation with
immediate car parking.

- Six Car Parking Spaces
- Ground and First Floors
- High Specification
- Close to the M6
- LG3 Lighting

01564 778890
www.shepcom.com

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Summary

Available Size	1,736 sq ft / 161.28 sq m
Rent	£40,000 per annum
Service Charge	N/A
Estate Charge	N/A
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The subject unit comprises the ground and first floors of a recently constructed two-storey building of brick construction standing under a simulated slate roof and being located to the rear of the Fort Jester Public House, adjacent to the Express by Holiday Inn Hotel.

The available accommodation is located on the ground and first floors, providing 1,1 sq ft of net floor space furnished to a high standard, incorporating suspended ceiling, LG3 lighting, energy efficient heating/cooling, carpeted raised floors and external car parking.

Location

Marlin Office Village is located approximately 500 yards north of Junction 5 of the M6 Motorway via the A452 providing excellent access to the national motorway network, Birmingham City Centre approximately 5½ miles distance, the National Exhibition Centre and Birmingham International Airport, some 6 miles distance.

