

OFFICE | FOR SALE

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NEXUS HOUSE, ROCKY LANE BUSINESS PARK, ASTON, BIRMINGHAM, B6 5RQ

10,028 SQ FT (931.63 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Freehold Modern Office Headquarter Investment
Let to Single Occupier

- NIA 10,026 ft²
 - Modern Office Premises
 - Let at £125,350 (exclusive) Per Annum Until 30th April 2030
 - 26 Car Parking Spaces
 - Outside of CAZ
 - Close to M6 motorway and Middle Ring Road
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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



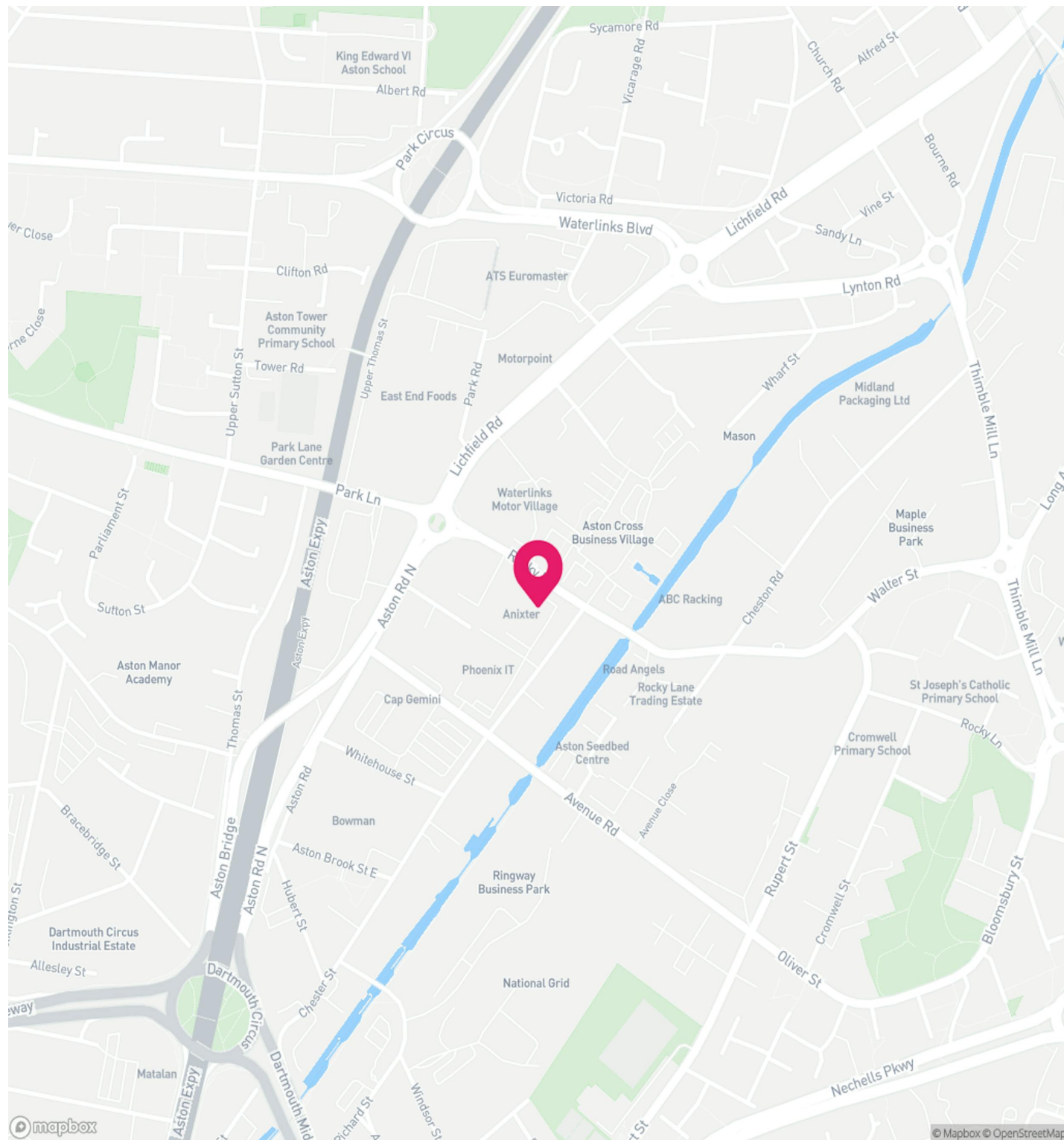
LOCATION

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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.





TENANCY

The property is let on a fully repairing and insuring lease, with a passing rental of £125,350 (exclusive) per annum.

The building is let in its entirety to Rehability UK Residential and Rehability UK Community Limited for a term expiring 30th April 2030.

The lease is contracted inside of the landlord and tenant act.

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

RATEABLE VALUE

£112,000

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Price on application

EPC

B (33)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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