

Alma House, Newtown, Birmingham, B19 2SS



TO LET

All-Inclusive, Modern Office Suites with Car Parking

From: 800 - 4,800 ft² approximately

Location

The offices are situated on the outskirts of Birmingham City Centre within close proximity to a local shopping centre with a selection of national occupiers, including Aldi, Farm Foods, Nisa, William Hill, Greggs and The Post Office.

The offices are accessed just off the A34 High Street on Milton St or alternatively via the rear off Alma Street.

Birmingham City Centre is located approximately 1.5 miles to the south with the A38(M) within 1 mile and linking with the M40, M42, M5, M6 and the wider national motorway network.

Description

The offices are located at first floor level and have spacious open plan floor plates benefitting from:

- Carpet flooring
- Suspended ceilings with CAT II inset lighting
- CAT 5 cabling
- Wall mounted electric heaters
- Video intercom entry system
- Kitchen & WC facilities

There is lift access to all floors and visitor parking is available within the car park at the front and rear.

Accommodation

Suite 2 - 1,600 ft² (148.64 m²)

Suite 4 - 3,200 ft² (297.28 m²)

The available suites can be split into self-contained office suites of 800 ft² each.

Please contact the agent to discuss your requirement further.

Tenure / Rental

The suites are available to let at an all-inclusive rental of £12.50 per ft² on a new lease with length to be agreed.

The suites can be taken individually (from 800 ft² upwards) or combined to suit individual requirements.

Business Rates

We understand most suites will benefit from Small Business Rate Relief.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

VAT

We understand VAT will be payable.

Legal Costs

Each party to be responsible for their own legal costs incurred during this transaction.

Availability

The property is immediately available, following completion of legal formalities.

Viewings

Strictly via the sole letting agent Siddall Jones on 0121 638 0500

