



# HIGH QUALITY OFFICES TO LET

**3,151 - 12,417 sq ft** (293 - 1,154 sq m)

**Refurbishment to be completed Spring 2017**

- Second floor accommodation
- Air conditioning
- Raised floors
- On site parking
- Easy access to Junction 6 M6
- Within walking distance of Birmingham City Centre



## Location

3 Priestley Wharf is located in one of Birmingham's most accessible locations approximately 1 mile from Birmingham City Centre and close to the Aston Expressway (A38M) providing direct access to the M6 motorway.

The location also includes Aston University, Birmingham Science Park and Birmingham City Council's prestigious offices on Woodcock Street together with numerous facilities. Birmingham City Centre is also within walking distance.

## Description

The accommodation which is currently being refurbished is located on the second floor of this modern office building and benefits from its own dedicated ground floor entrance with lift access from Holt Street. The floor provides 12,417 sq ft (1,154 sq m) in total but consideration would be given to subdivision from 3,151 sq ft (293 sq m).

## Specification

- Open plan environment
- Excellent natural light
- Carpeted raised floors
- Air conditioning
- Suspended ceilings with LED lighting
- Dedicated entrance and passenger lift
- Separate Ladies, Gents and Disabled toilets
- EPC rating E122

## Car Parking

25 car spaces are allocated to this floor. Up to a further 25 car spaces are available on a licence by separate arrangement.

## Lease

Flexible terms are available

## Rent

On application

## Service Charge

A service charge will be levied to cover the cost of repair and maintenance of the exterior and common parts of the building. Further details upon request.

## VAT

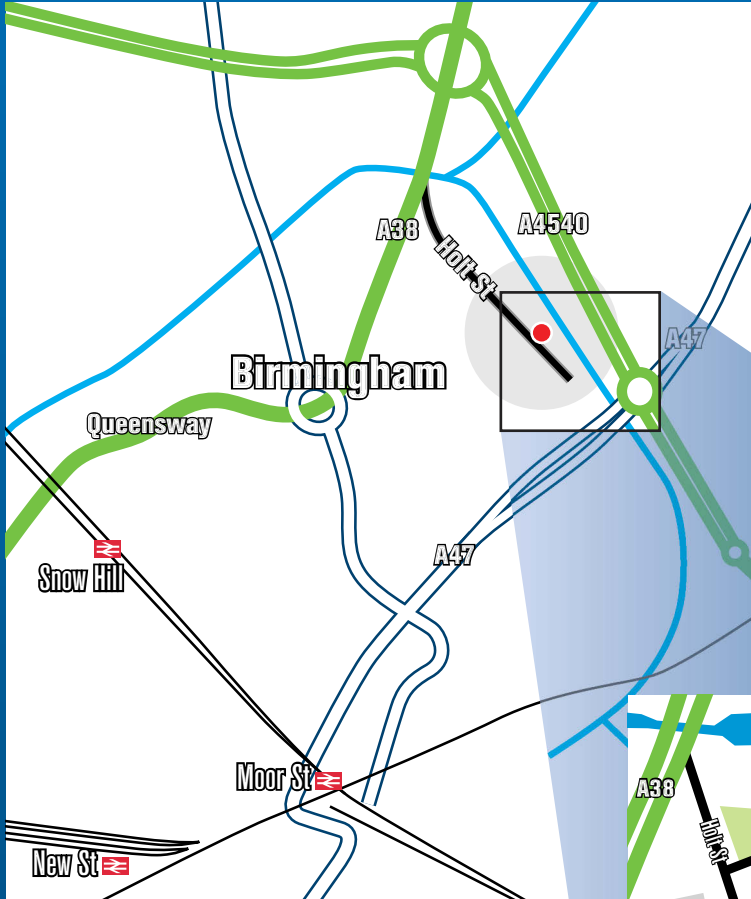
Rent and service charge will be subject to VAT.

## Legal Fees

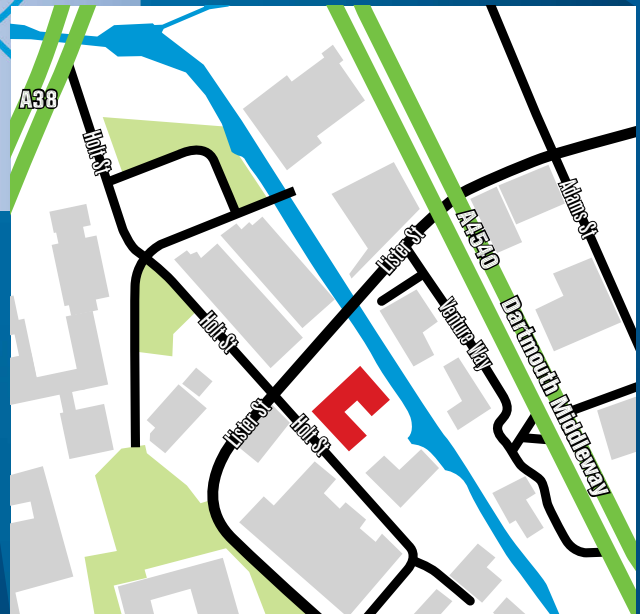
Each party to be responsible for their own legal costs incurred in the transaction.







SatNav: B7 4BN



## IN GOOD COMPANY



iCentrum, Innovation Birmingham Campus



Universities Centre,  
Innovation Birmingham Campus



Birmingham City Council



### Viewings: For further information or to view contact:

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