



TO LET

Commercial / Office

1st Floor Rear, Shawton House, Birmingham, B68 0PJ

705 sqft (66 sqm)

£4,000 per annum

LOCATION

The first floor accommodation is situated in a prominent position with Shawton House, at the corner of Hagley Road West A458 and Kingsway, fronting one of the main routes into Birmingham City Centre.

Nearby occupiers include Asda, Starbuck and Big John's as well as many other retail and professional businesses.

DESCRIPTION

The offices are at first floor above retail shops and accessed via a communal entrance. The accommodation is currently presented in two rooms and benefits from the use of shared kitchen and toilet facilities

ACCOMMODATION

	Sq m	Sq ft
Net Internal Area	65.53	705

RENT

£4,000 per annum

LEASE TERMS

The property is available by way of a new lease for a term of years to be negotiated between the parties.

BUSINESS RATES

Rateable Value - £4,150

UTILITIES

The tenant will be responsible for payment of all utilities costs to the accommodation.

LEGAL COSTS

The ingoing Tenant is to be responsible for the Landlord's reasonable legal costs.

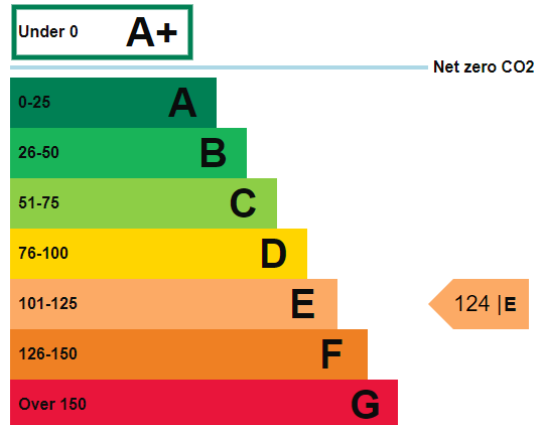
SERVICE CHARGE

A service charge is payable by the occupiers at Shawton House to cover the cost of maintenance and upkeep of communal areas.

VAT

All figures are exclusive of VAT which will be charged at the standard rate if applicable.

EPC



VIEWING

Strictly by prior appointment:

Richard Bache

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SUBJECT TO CONTRACT

May 2021



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