

Rovex Business Park, Hay Hall Road, Tyseley, B11 2RA



TO LET

Self-Contained Ground Floor Office

Net Internal Area: 990 ft² (91.9 m²)

Location

Rovex Business Park is situated off Kings Road in the Tyseley, area of Birmingham only 4 miles south east of the City Centre with Birmingham International Airport and NEC approximately 5 miles via the (A45) Coventry Road.

National motorway connections via dual carriageway provide convenient access to the M42 Junction 6 (4.5 miles), the M6 Spaghetti Junction 5 (5.5 miles) and the M40 (10 Miles).

Commuter rail services to Birmingham New Street Station via Tyseley Station are only half a mile from the Rovex Business Park and numerous bus services operate close by.

Description

The property comprises of a self-contained, ground floor office space which benefits from emulsion coated walls, electric heating, double glazed windows and communal toilets and kitchen facilities.

The greater estate is well-maintained and benefits from generous parking, CCTV security as well as on-site security and maintenance.

Accommodation

Total (NIA) 990 ft² (91.9 m²) approximately.

Terms

The office space is available immediately on a new lease, with length to be agreed, at £6,950 per annum.

VAT

We understand that VAT is payable on all outgoings contained within the lease.

Service Charge

A small service charge is levied in respect of communal maintenance, communal cleaning and buildings insurance.

Services

We understand that all mains services are connected on or adjacent to the subject property.

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

Legal Costs

Both parties are to bear the cost of their own legal and surveyor's costs incurred during the transaction.

An in-house lease will be provided by the landlord.

Energy Performance Certificate

Available upon request from the agent.

Availability

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

Viewings

Strictly via the agents Siddall Jones on 0121 638 0500.

