

# BURLEY BROWNE

[www.burleybrowne.co.uk](http://www.burleybrowne.co.uk)

**FIRST FLOOR OFFICES  
TO LET  
BUSINESS CENTRE  
WING YIP  
375 NECHELLS PARK ROAD  
BIRMINGHAM  
B7 5NT**



**Various first floor offices ranging from 743 sq ft – 1,755 sq ft**

**Situated in prominent location**

**Car Parking available**

**0121 321 3441**

## LOCATION

The Wing Yip Business Centre Birmingham is located adjacent to the main Wing Yip Superstore with prominent frontage to the B4132 Thimble Mill Lane and the island junction of Long Acre, Walter Street and Thimble Mill Lane.

Current occupiers within the Business Centre include the **Bank of East Asia** and **Loynton & Co Solicitors**.

## REMODELLING

The Business Centre has undergone extensive remodelling work together with demolition of the existing restaurant. The external elevations of the Business Centre have been improved with the canopy being removed to provide good visible frontage and signage opportunities.

The first floor offices are self-contained and accessed via a ground floor entrance door with offices being provided in a shell and core condition.

## LEASE

The office units are available by way of a new lease, the length of which is to be agreed on negotiation.

## RENT

Please refer to availability schedule attached.

## SERVICE CHARGE

A Service Charge will be payable by the tenant towards the cost of common area maintenance. Further details upon request.

## ADDITIONAL INFORMATION

Plans and elevation drawings are available on request.

## PARKING

Allocated parking may be available on site dependent upon overall terms offered.

Substantial customer car parking is available on site.

## BUSINESS RATES

Tenants are responsible for payment of Business Rates. **Small Business Rate Relief may be applicable on properties with a Rateable Value of less than £15,000. A Business Rates reduction may also be available on properties with a Rateable Value of less than £51,000.**

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## LEGAL COSTS

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

## VAT

All figures quoted are exclusive of VAT. It is understood that VAT will be applicable in this instance.

## VIEWING

**Strictly by prior appointment only through the sole agent, please contact**

**Steve Hannaford – DDI 0121 362 1534  
steven.hannaford@burleybrowne.co.uk**

**David Hemming – DDI 0121 362 1530  
david.hemming@burleybrowne.co.uk**

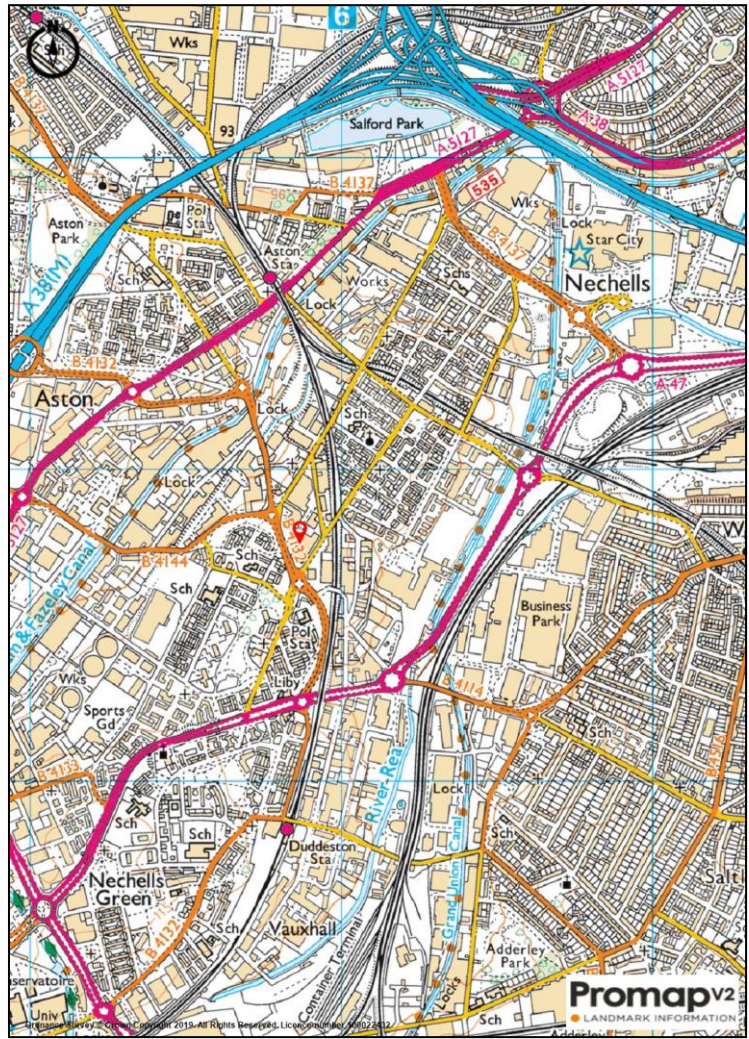
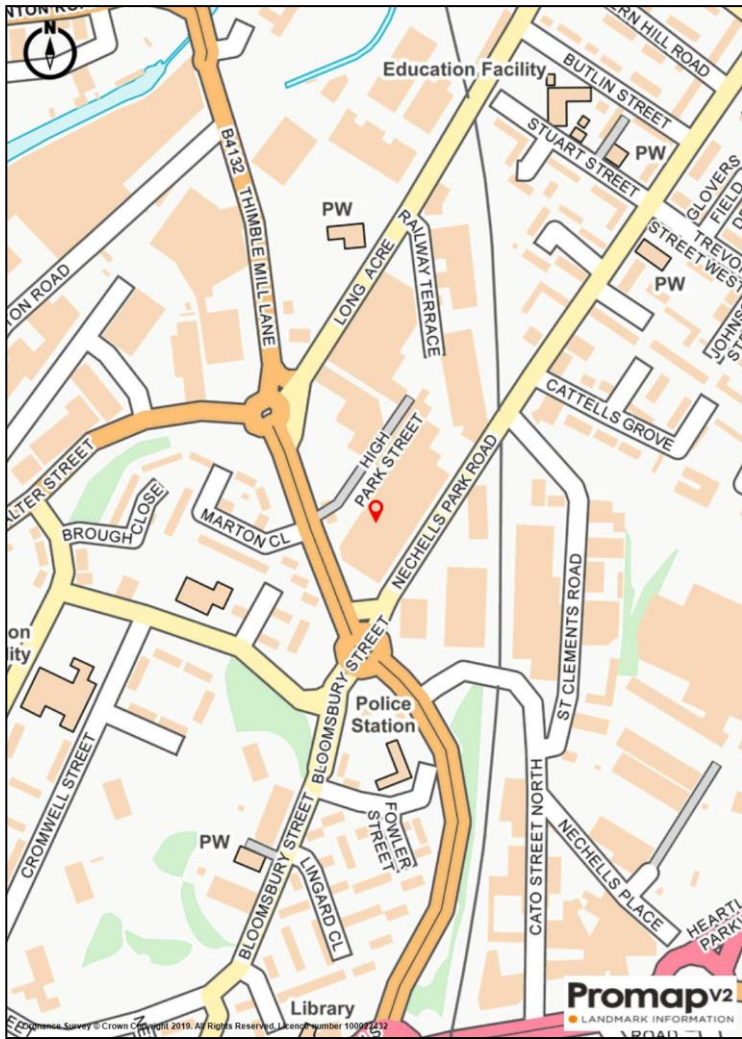


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**BUSINESS CENTRE, WING YIP, 375 NECHELLS PARK ROAD,  
BIRMINGHAM, B7 5NT**

<b>UNIT</b>	<b>SQ FT FIRST</b>	<b>RENT PA EXCLUSIVE</b>	<b>VARIABLE SERVICE CHARGE</b>
<b>2A</b>	1,755	£21,000	£5,243.50
<b>5A</b>	786	£9,500	£2,105.56
<b>7A AND 8A</b>	1,561	£18,750	TBC
<b>9A</b>	915	£11,000	£2,316.95
<b>10A</b>	840	£10,000	£2,280.03
<b>11A</b>	764	£9,250	£2,102.88
<b>12A</b>	743	£9,000	£2,015.53
<b>UNITS CAN BE COMBINED TO ACCOMMODATE LARGER REQUIREMENTS (SUBJECT TO OVERALL TERMS AND COVENANT STRENGTH)</b>			





## **CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED**

**Burley Browne Ltd** for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct.

However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Fixtures, Fittings and Services**

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

### **VAT**

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### **Tenure**

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

### **Rates / Water Rates**

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

### **Environmental / Asbestos**

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd  
Registered in England No. 5488324  
Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)