

Unit 40 Newtown Shopping Centre, Birmingham, B19 2SS



**TO LET**

Modern Ground Floor Office Suite with Car Parking

From: 14,407 - 18,628 ft<sup>2</sup> approximately

### Location

The offices are situated on the outskirts of Birmingham City Centre within the Newtown Shopping Centre which boasts a selection of local and national occupiers, including Aldi, Farm Foods, Nisa, Greggs and The Post Office.

The offices are accessed through the part covered walkway through the main centre of off the A34 High Street on Milton Street. There is also vehicular serving via a basement service road.

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 suite comprises a predominantly large open plan office with welcoming reception off the main centre walkway.

A number of cellular partitioned offices provide a variety of meeting/training rooms and ancillary office space around the perimeter with a central kitchen area providing break out space.

The offices briefly comprise of:

- Feature reception area
- Suspended ceilings with CAT III inset lighting
- Part laminate and carpet flooring
- CAT 5E data cabling
- Air conditioning and Heating
- Video intercom entry system
- Kitchen & WC facilities
- Goods lift to basement level

The basement level provides additional useable office space being finished to a similar specification as the ground floor with its own welfare facilities.

Externally the building has the benefit of 29 allocated car parking spaces with visitor parking available within the main car park.

### Accommodation

**Ground Floor - 14,407 ft2 (1,338.44 m2)**

**Lower Ground - 4,221 392.14 m2)**

**Total (GIA) - 18,628 ft2 (1,730.58 m2)**

### Tenure / Rental

The property is available to let on a new lease with length to be agreed at £9.50 ft2.

### Service Charge

A service charge is payable of £3 per ft2 towards the maintenance and upkeep of the communal areas.

### Business Rates

The property is currently assessed under Unit 35 but will be re-assessed on occupation.

### VAT

We understand the property is elected for VAT.

### 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 letting agents **Siddall Jones on 0121 638 0500** or **Marriotts on 0115 911 4141**.





