

## TO LET

### SUITES WITHIN MODERN BUSINESS PARK OFFICE BUILDING

EURO INNOVATION CENTRE, ASTON CROSS BUSINESS VILLAGE, ROCKY LANE,  
BIRMINGHAM, B6 5RQ



**SUITE 1A - 3,035 SQ FT (282 SQ M) NIA**

**SUITE 4D - 1,291 SQ FT (120 SQ M) NIA**

- Modern office suites within larger building on well located business park
- Excellent car parking ratio of 1:274 sq ft
- Close to Birmingham City Centre
- Available for immediate occupation

## Location

Euro Innovation Centre is located at Aston Cross, just off the A38(M) Aston Expressway and enjoys excellent accessibility not only to the motorway network but also to Birmingham's Central Business District. Forming part of the highly successful Aston Cross Business Village, Euro Innovation Centre offers occupiers first class accommodation in an established and highly accessible location.

The property is 1 mile to Aston Science Park & Aston University, 1 mile to M6 Junction 6 and 1.7 miles to city centre & Birmingham New Street.

Transport links to Aston are excellent in terms of bus, road and railway communications. Road communications from Aston Cross provide easy access to the City Centre, Middle Ring Road and the Midland's motorway network. Aston Station is located nearby which, in turn, services New Street Station providing regular services to London Euston. On-site amenities include a general store and on-site sandwich bar and restaurant.

## Description

Aston Cross Business Village comprises nine separate buildings which provide in excess of 175,000 sq ft of office space. At the Euro Innovation Centre, finishes are to a very high standard including:

- Raised access floors
- Suspended ceilings incorporating LG7 lighting
- VRV comfort cooling and heating
- 8 person passenger lift
- Broadband options ranging from 1Mbps to 1Gbps
- Male and Female WC's on each floor
- Pillarless floorplates
- Manned 24/7 security including CCTV
- Disabled W/C in the ground floor common area
- Generous car parking (1:274 per sq ft)

## Accommodation

	sq m	sq ft
Suite 1A	282	3,035
Suite 4D	120	1,291

## Lease/Term

The office suites are immediately available to let on new effective full repairing and insuring leases on flexible terms.

## Rent

**£10.50 per sq ft exclusive.**

## VAT

All rents and costs quoted are exclusive of VAT at the prevailing rate.

## Business Rates

Interested parties should make their own enquiries by contacting Birmingham City Council Rates Department  
[www.birmingham.gov.uk/business-rates](http://www.birmingham.gov.uk/business-rates)

## EPC

D84. EPC Available upon request.

## Service Charge

A service charge will be payable for upkeep of common areas. Further details on request.

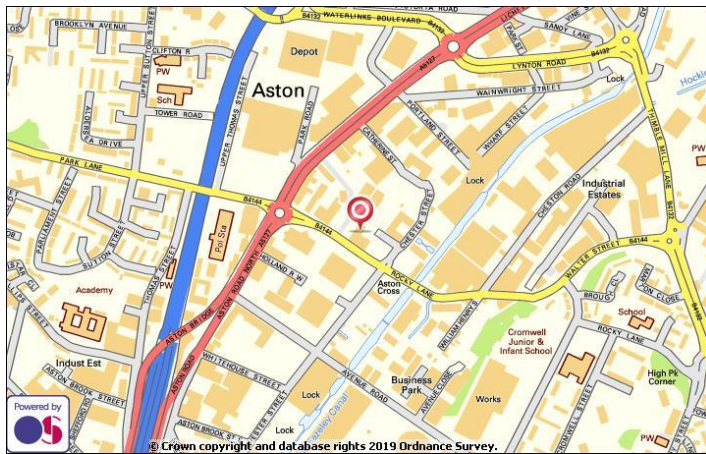
## Legal Costs

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

## Viewing

Strictly by appointment only with the agent:

**JONATHAN MOORE**  
**HOLT COMMERCIAL LIMITED**  
**0121 661 4836**  
[jon@holtcommercial.co.uk](mailto:jon@holtcommercial.co.uk)



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