

Unit 7, Alexandra Trading Estate, Handsworth, Birmingham, B21 0PD



TO LET

Modern Office Premises with Car Parking

Net Internal Area: 3,574 ft² (332.02 m²)

Location

The property is located on the 3B Business Village at the junction of Alexandra Road and Watt Street on the fringes of Handsworth and Smethwick.

Watt Street provides access to the B4136 Booth Street, which dissects the main industrial heartland of Smethwick, approximately 4 miles east of Birmingham City Centre.

Junction 1 of the M5 Motorway is approximately 1.5 miles to the northwest providing access to the national motorway network.

Description

The property comprises a modern three storey office premises with brick elevations beneath an insulated steel-clad roof.

The building benefits from a large reception area and lift access with a mix of open plan and cellular offices to each floor.

The offices benefit from:

- Carpet flooring
- Suspended ceiling with inset CAT III lighting
- Central heating
- Air Conditioning
- Double glazed windows
- Perimeter trunking
- Kitchen and WC facilities
- Extensive car parking

Accommodation

Total (NIA) 3,574 SQ FT (332.02 SQ M) approximately

Rental

The property is available to let in its entirety on a new lease with length to be agreed at £30,000 per annum exclusive.

VAT

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

Service Charge

A service charge is levied in respect of the maintenance and upkeep of communal areas of the estate.

EPC

Available upon request from the agent.

Services

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

Planning

We understand that the units have planning permission under use classes B1 (Offices, Light Industrial).

Legal Fees

Each party are responsible for their own legal costs incurred during the transaction.

Availability

The property is immediately available subject to the completion of legal formalities.

Viewings

Strictly via the sole agent Siddall Jones on **0121 638 0500**.

