



JOHNSON FELLOWS
CHARTERED SURVEYORS

To Let
Economical Office Accommodation
2,000 sq ft on Single Floor

First Floor Offices Trios Group Building Newman Road Erdington

- Flexible Lease Terms
- Competitively Priced
- Near Amenities as off High Street
- Good Transport Links
- Air Conditioning
- LED Lighting



INCENTIVES AVAILABLE

Tel: 0121 643 9337 Fax: 0121 643 6407

johnsonfellows.com

LOCATION

Erdington is a busy and popular suburb forming one of the primary shopping suburbs within Birmingham being located approximately 3 miles to the northeast of the City Centre.

Trios Group Buildings is located on the busy High Street in Erdington town centre. The subject offices are accessed via Newman Road.

DESCRIPTION

The property is accessed via a double door on Newman Road. The part first floor area provides cellular office accommodation with storage facilities and staff facilities.

Each of the offices benefits from Air conditioning and LED lighting. The floor is separately metered, has its own alarm system and shares a goods lift.

ACCOMMODATION

The property provides the following approximate floor areas:-

Office 1	61.58 sq m	662 sq ft
Office 2/Breakout Area	51.78 sq m	557 sq ft
Office 3	47.02 sq m	506 sq ft
Office 4	17.82 sq m	191 sq ft
Storage Cupboard	2.67 sq m	28 sq ft
Store Room	2.64 sq m	28 sq ft
Filing Room	8.43 sq m	90 sq ft

TENURE

The accommodation is available by way of a new lease on terms to be agreed.

RENT

£12,500 per annum, exclusive.

SERVICE CHARGE

A service charge is payable towards shared maintenance costs of the external areas and any common parts.

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BUSINESS RATES

The subject property is yet to be separately assessed.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the preparation and agreement of documentation.

VAT

All figures quoted are exclusive of VAT, which is payable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Asset Rating D77

VIEWING

All viewings by prior appointment with this office.

CONTACT

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SUBJECT TO CONTRACT

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