

Pinewood, Bell Heath Way, Woodgate Valley Business Park, Birmingham, B32 3BZ



**TO LET**

Ground Floor Office Suite with 10 Car Parking Spaces  
Net Internal Area: 2,440 ft<sup>2</sup> (226.68 m<sup>2</sup>) approximately

### Location

Woodgate Valley Business Park is an established commercial development situated 1.8 miles south east of Junction 3 of the M5 motorway and 5 miles east of Birmingham City Centre.

The estate is strategically located for access to the M5, M6 and M42 motorways and is home to a variety of commercial occupiers.

### Description

Woodgate Business Park was constructed in the early 1990s providing modern industrial and office accommodation on a secure managed site.

The subject property is a modern semi-detached headquarters style building arranged around a central courtyard in an attractive landscaped setting.

The suite is situated on ground floor level and provides predominately open plan office accommodation with a separate boardroom and cellular office which is built around a central core housing a kitchen and toilets.

The office benefits from:

- Carpet flooring
- Suspended ceiling with inset lighting
- Perimeter wall trunking
- Electric panel heating and comfort cooling
- Double glazed windows
- Kitchen
- Spacious male and female toilets
- Generous onsite car parking

### Accommodation

**Total (NIA) 2,440 ft<sup>2</sup> (226.68 m<sup>2</sup>) approx.**

### Rental / Terms

The property is available to let on a new lease with length to be agreed at £24,500 per annum.

### Service Charge

A small service charge is levied to cover the cost of maintenance and upkeep of communal areas.

### VAT

All prices quoted are exclusive of VAT which we understand is payable.

### Energy Performance Certificate

Available upon request from the agent.

### Planning Use

The property has consent under Use Class B1a, as defined within the Town & Country Planning Act (Use Classes) Order 1987.

### Services

We understand the property is connected to all mains services and drainage.

The agents have not inspected nor tested the condition of the services and interested parties are advised to carry out their own investigations.

### Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

### Availability

The property is immediately available following the completion of legal formalities.

### Viewings

Strictly via the sole agent Siddall Jones on **0121 368 0500**

