

Fazeley House, 50 Rocky Lane, Aston, Birmingham, B6 5RQ



TO LET

First Floor Office Suites

Net Internal Area: From 2,777 - 5,575 ft² approximately.

Location

The property is located on Rocky Lane which is just off A38(M) Aston Expressway and benefits from excellent accessibility to the major motorway network via J6 M6 but also into Birmingham City Centre.

Nearby is Aston Train Station which services Birmingham's New Street Station which further provides regular services to London Euston.

Other public transport within the area allows for easy access to all parts of the City.

Description

The property comprises a detached full height brick headquarter office building providing office accommodation over ground, first and second floors separated by a central core with passenger lift.

The subject suites are located on the first floor providing open plan accommodation benefiting from the following specification:

- Raised access flooring with CAT 6 cabling
- Feature LED lighting
- Comfort cooling / heating
- Passenger lift access
- Aluminium double-glazed windows
- WC facilities to each floor
- Extensive car parking available

Accommodation

Suite 1 (NIA) 2,777 ft2 (258 m2) approx.

Suite 2 (NIA) 2,798 ft2 (60 m2) approx.

Rental / Terms

The suites are available to let individually or combined at a rate of £13.50 ft2 inclusive of Service Charge.

Planning Use

We understand the property is allocated under Use Class B1(a) Office.

Applicants are advised to make their own enquiries to Birmingham City Council Planning Department.

VAT

All prices quotes are exclusive of VAT, which may be payable.

Services

The property has the benefit of all mains services.

Legal Fees

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

Availability

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

Viewings

Strictly via the sole letting agent Siddall Jones on
0121 638 0500

