



TO LET

OFFICES & STORAGE ACCOMMODATION

VALEPITS ROAD, GARRETTS GREEN, BIRMINGHAM, B33 0TD



2,776 - 4,329 sq.ft. (257 - 401 sq.m.)
Approx. Gross Internal Area

- * Ground and first floor office accommodation
- * Additional storage facility available
- * Rent: £18,500 per annum, exclusive





Location:

The premises is situated off Valepits Road in Garretts Green. Access to the M6 Motorway is approximately 2 miles to the north.

Birmingham City Centre is approximately 6.5 miles to the West and Birmingham Airport approximately 1 mile to the south east.

Description:

The premises comprise ground and first floor office accommodation at the front of an industrial/warehouse premises.

The specification is as follows:

- Cellular function accommodation
- Suspended ceiling incorporating recessed lighting
- Carpeted throughout
- Gas central heating
- WC facilities

An additional storage facility is available offering 1,553 sq.ft. being connected to the office accommodation.

Externally, approximately 6 car parking spaces are provided.

Also additional warehouse space is available by separate negotiation.

Accommodation:

	sq.ft.	sq.m
Ground floor offices	457	42
First floor offices	2,319	215
Additional storage facility	1,553	144
Approximate Gross Internal Area	4,329	401

Lease Terms:

The premises are available on a new lease for a term of years to be agreed.

Rental:

£18,500 per annum, exclusive

Rates:

Please contact agents for further details.

Planning:

Applicants are advised to make their own enquires to Birmingham City Council on 0121 303 1115.

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Legal Costs:

Each party are to be responsible for their own legal costs.

EPC:

EPC Rating – To be confirmed

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.





Monday Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

Viewing:

Strictly via sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455

Contact: Thomas Morley
Email: thomas.morley@harrislamb.com

Ref: G3208
Date: May 2019

Subject To Contract

