

Suite 1A, Euro Innovation Centre, Rocky Lane,
Aston, Birmingham, B6 5RQ



TO LET

Modern Office Suites

Net Internal Area: 3,056 ft² (283.91 m²)

Location

Euro Innovation Centre is located at Aston Cross, just off the A38(M) Aston Expressway and enjoys excellent accessibility not only to the motorway network but also to Birmingham's Central Business District.

Forming part of the highly successful Aston Cross Business Park, Euro Innovation Centre offers occupiers first class accommodation in an established and highly accessible location.

Transport links to Aston are excellent in terms of bus, road and railway communications. Road communications from Aston Cross provide easy access to the City Centre, Middle Ring Road and the Midland's motorway network. Aston Station is located nearby which, in turn, services New Street Station providing regular services to London Euston.

Description

Euro Innovation Centre offers high quality office accommodation and provides a unique and hi-tech design coupling outstanding quality with functionality.

If you're looking for exclusive bandwidth and guaranteed availability to support business critical data and applications, a variety of secure leased lines & broadband options are available ranging from 1Mbps up to 1Gbps including wireless final mile option delivery for fast setup with true 1:1 contention.

Finishes are to a very high standard including:

- Raised access floors
- Suspended ceilings incorporating LG7 lighting
- VRV comfort cooling and heating
- 8 person passenger lift
- Male and Female WC's on each floor
- Pillarless floorplates
- Manned 24/7 security including CCTV
- Disabled W/C in the ground floor common area
- Generous car parking (1:284 per sq ft)



Rental / Terms

The property is available to let on a new lease at £32,088 per annum.

VAT

All prices quoted are exclusive of VAT which may be payable.

Service Charge

A service charge is levied for the maintenance and repair of internal and external common areas and heating and water rates to the unit.

Energy Performance Certificate

Available upon request from the agent.

Legal Costs

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

Availability

The property is immediately available following completion of legal formalities.

Viewings

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