

Cottons

CHARTERED SURVEYORS

**St. Marys House, 68 Harborne Park
Road, Harborne, Birmingham, B17 0DH**

Annual Rental Of £22,440



- Service Office Space Available in Premium Harborne Location
- 86.93sq m for four offices.
- All bills, utilities, communal
- Fully Refurbished Accommodation
- Including Exclusive Use of Kitchen
- Available Now

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A rare opportunity to let PREMIUM REFURBISHED OFFICE SPACE in CENTRAL HARBORNE. Rent INCLUDES all utilities, rates, communal maintenance and cleaning and insurance. With space available from including four offices 86.93sq m and kitchen.

Location

St Mary's House is located in a highly popular location on the corner of Harborne Park Road (A4040) and Vivian Road in a residential location on the perimeter of the local village centre. Conveniently situated;

- Circa. 250 metres from Harborne High Street,
- Circa. 1.2 miles from University Train Station,
- Circa. 3.4 miles from Birmingham City Centre.

Description

A beautifully refurbished detached property constructed around the 1900s which has been refurbished and extended throughout. Retaining a host of original features.

The property has been converted into office space, offering flexible accommodation to tenants.

Accommodation

The accommodation available is on the first floor and comprises;

Office 1

22.65sq m

Office 2

28.29sq m

Office 3

17.38sq m

Office 4

18.61sq m

Communal Areas

With secure communal entrance door, hallway, stairs and corridors. Offices benefit from the use of a communal kitchen and communal W.C.

The kitchen can be included as part of the lease for exclusive use should a potential occupier take all four office units.

Lease Terms Available

The offices are available to let with the significant benefit of the rent covering all utility bills, rates, buildings insurance and cleaning and maintenance of communal areas.

A minimum term of 12 months would be considered.

Parking

The development does not come with the parking amenity, however parking is available to let via Harborne Cricket Club nearly opposite the development for £2.40 including VAT (£2 plus VAT) per vehicle per working day (£12 including VAT per week).

Price List

The four offices are available for £1,870pcm. Letting of some of the offices rather than taking the whole unit is available and please make enquiries with Cottons for further information.

Referencing

Lettings shall be subject to successful referencing process, at a cost of £240 including VAT (£200 plus VAT).



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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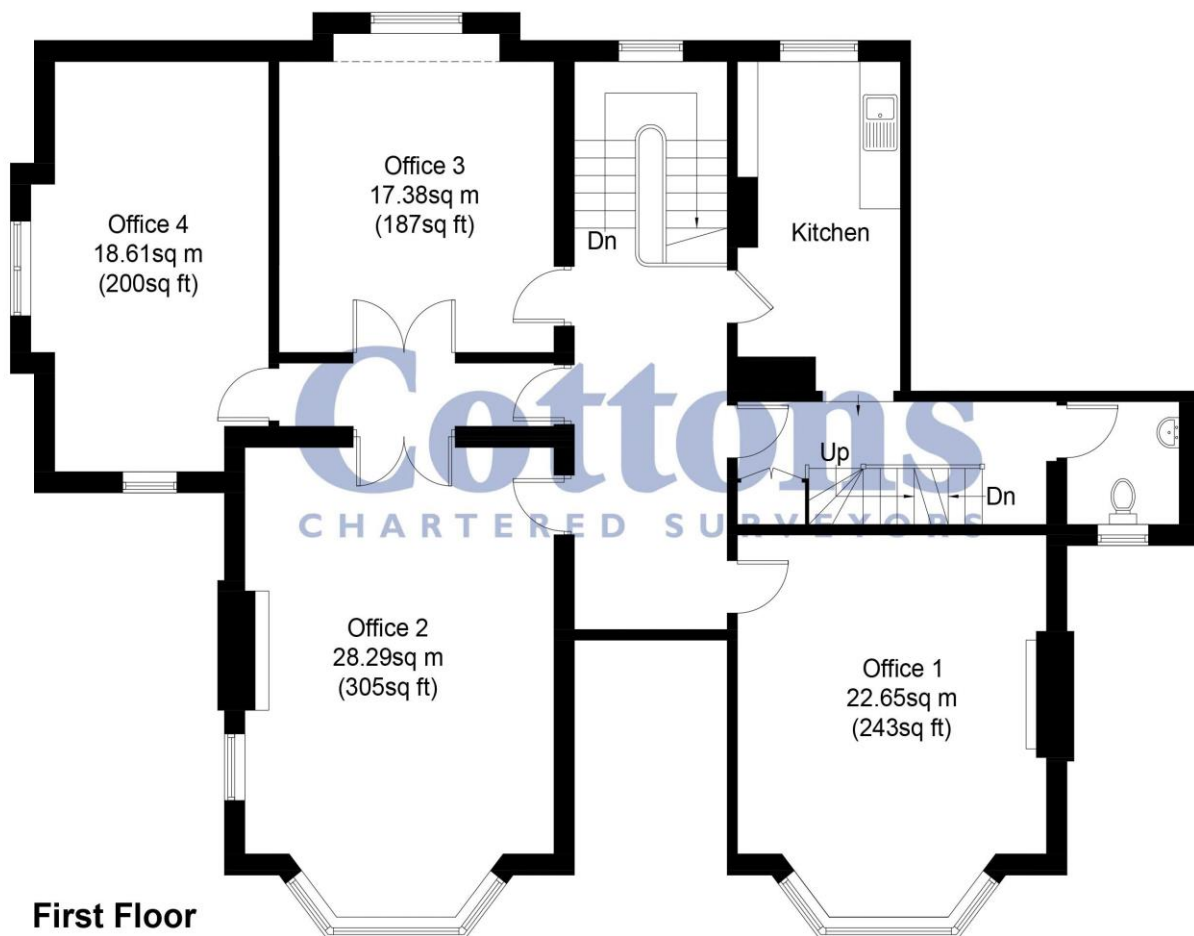


**The Property
Ombudsman**

Cottons

CHARTERED SURVEYORS

First Floor Offices, St. Marys House



First Floor

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