

Cottons

CHARTERED SURVEYORS

Unit 7 Weekin Works, 112-116 Park Hill
Road, Harborne, Birmingham, B17 9HD

Annual Rental Of £8,250



- Modernised Office Unit with Development in Central Harborne
- Gross Internal Area 78.78 Sq m (847 Sq ft)
- Main Office Area
- EPC Rating: C(65)
- Two Allocated Parking Spaces
- Meeting Room

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
cottons.co.uk

A EXCELLENT OFFICE UNIT (B1) set within a highly dfesirable development in CENTRAL HARBORNE. With TWO ALLOCATED PARKING SPACES and REFURBISHED ACCOMMODATION with Gross Internal Area Circa. 78.78sq m (848sq ft). Comprising; spacious main office, meeting room, staff room and W.C. With gas central heating, alarm system and carpets throughout. Available on Full Repair and Insuring (FRI) Lease.

Property Tenure
Leasehold

Council Tax Band

ACCOMMODATION

Property Description

The property comprises a ground floor self-contained office suite main office, meeting room, access onwards to a lobby with kitchen WC and staff/storage room and rear fire emergency access. The area benefits from being newly decorated, carpeting, gas central heating, and a burglar alarm, all finished to a high standard. Externally the Offices are allocated two dedicated parking spaces, with additional parking available on Park Hill Road. The whole site is securely fenced and has a security entrance gate for the added protection of all tenants.

Weekin Works

Weekin Works is a fully restored Victorian development offering 15 units to let, suitable for office, showroom, and studio use.

Location

These offices are located within Weekin Works, Park Hill Road, Harborne, Birmingham B17 9HD, immediately adjacent to the Victorian railway bridge, in the premier leafy residential suburb of Harborne. Situated;

- circa. 400 metres from Harborne High Street with all its facilities, adjacent to Edgbaston
- circa. 2.9 miles from Birmingham City Centre.
- Circa. 1 mile from Queen Elizabeth Hospital.

There are excellent transport links to the city centre including a comprehensive bus service, local 'Black Cab' taxi company, and good direct road network.

Accommodation

Gross Internal Area circa. 78.78 sq metres (circa. 847 sq ft)

Tenure

The premises are available to let by way of a new full repairing and insuring lease. The Landlord insures the building, and the tenant repays the premium.

Rental

Rent is payable quarterly in advance.

Business Rates

The property has a rate-able value of £3,895 used to calculate annual business rates payable directly to Birmingham City Council. .

There may be small business relief available and applicants are advised to make their own investigations with Birmingham City Council.

Service Charge

A small annual service charge is payable in respect of the upkeep of the common grounds. This equates to 2% of the annual rental.

Services

All mains services are connected.

VAT

All prices, rents, and figures are quoted exclusive of any VAT that may be applicable.



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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Unit 7 Weekin Works

Approximate Gross Internal Area = 78.5 sq m / 845 sq ft

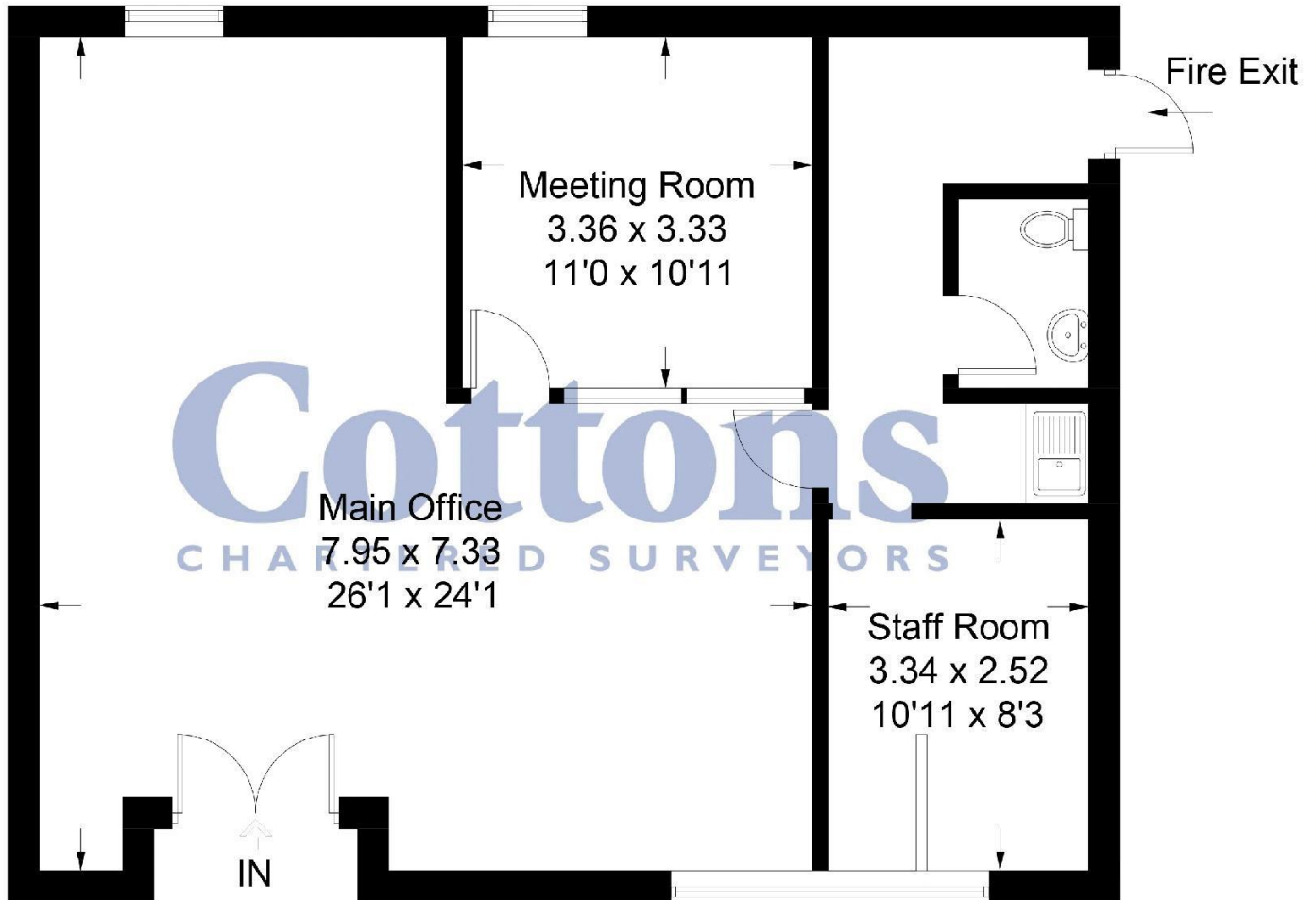


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0121 247 4747

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of the property.