

DEVIRGO HOUSE, GARRETTS GREEN TRADING ESTATE, VALE PITS ROAD, BIRMINGHAM, B33 0TD



TO LET

Office Suite A (First Floor)
circa 1,000 sq.ft./92.9 sq.m.

Office suite B (Ground Floor)
circa 1,250 sq.ft/116.13sq.m.

- Excellent off-street car parking.
- Refurbished to an extremely high standard.
- Available as a whole or individually.
- In close proximity to Birmingham International Airport, NEC and Junction 6 of the M42 motorway.
- Circa 4½ miles south east of Birmingham City Centre..



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises occupies a prominent position, enjoying frontage onto Vale Pits Road, adjoining the intersection with Firswood Road.

The area benefits from excellent communicational links, being in relative close proximity to Junction 6 at the M42 motorway and Junction 4 of the M6 motorway.

The NEC and Birmingham International Airport & Railway are located approximately 4 miles south east.

Birmingham City Centre is situated approximately 4 miles north west.

DESCRIPTION

The subject premises provides ground and first floor office accommodation (self-contained – available as a whole or separately), which has been refurbished to a high standard.

Benefits include:

- Gas fired central heating.
- Floor coverings are carpet.
- Windows are UPVC double glazed with the benefit of external, electrically operated security shutters.
- Male/female and kitchen facilities at both ground and first floors.
- Suspended ceilings incorporating recessed lighting.
- Excellent natural light.

ACCOMMODATION

Suite A , First Floor – **1,000 sq.ft./92.9 sq.m.**

Suite B, Ground Floor – **1,250 sq.ft./116.13 sq.m.**

TERM

Each suite is available on the basis of a five year term.

RENTAL LEVELS

Suite A - **£8,500 p.a.** exclusive

Suite B - **£10,625 p.a.** exclusive

VAT

VAT is applicable.

BUSINESS RATES

As yet, the suites have not been separately assessed. Further information is available from the sole letting agents.

MAINS SUPPLIES

Each suite has the benefit of mains electricity, gas, water and drainage.

OCCUPATION

Immediate occupation is available on the basis of the completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper, reasonable legal costs.

For More Information Contact:

Robert Taylor BSc MRICS

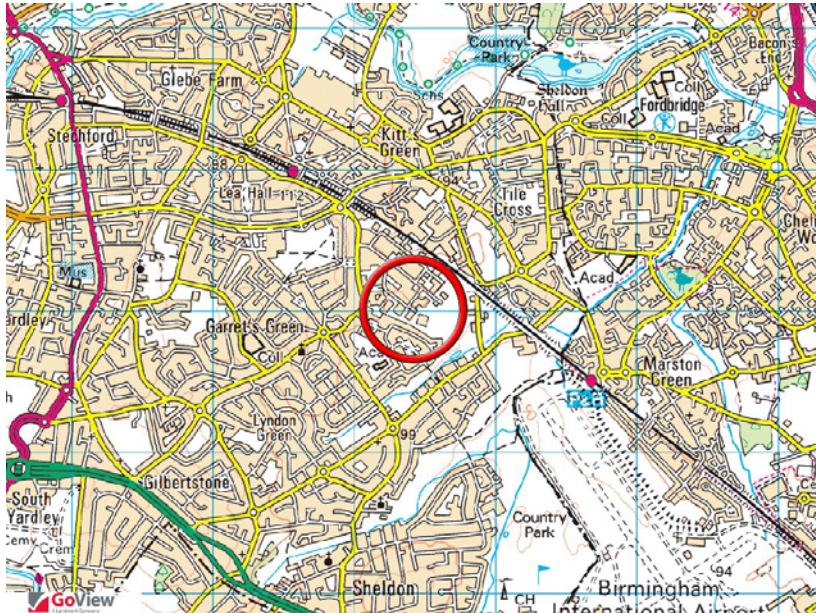
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.