

ST PETER'S URBAN VILLAGE, BRIDGE ROAD, ALUM ROCK, BIRMINGHAM, B8 3TE



TO LET

SELF CONTAINED, INDIVIDUAL OFFICE SUITES

415 sq.ft/38.55 sq.m.– minimum

2,000 sq.ft/185.8 sq.m - maximum

- Total of 6 office suites currently available
- Suitable for a variety of uses – office accommodation/educational/community meeting rooms
- Excellent off-street car parking
- Extremely attractive/landscaped/enclosed environment
- Gas fired central heating
- Suspended ceilings
- Circa 2½ miles east of Birmingham City Centre



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

St Peter's Urban Village now utilised on the basis of a variety of uses, benefits from an attractive, landscaped, secured, enclosed environment, accessed via Bridge Road

Birmingham City Centre is located approximately 2½ miles due west.

DESCRIPTION

At present, there are a total of 6, self contained office suites available.

The development provides excellent off-street car parking.

Gas fired central heating.

Floor coverings are mainly carpet.

Sections have the benefit of suspended ceilings incorporating recessed lighting.

The accommodation is suitable to be utilised on the basis of a variety of uses, including office accommodation, educational, meeting & community rooms.

ACCOMMODATION

Suite A – **978** sq.ft/**90.86** sq.m

Suite B – **1,216** sq.ft/**112.97** sq.m

Suite C – **1,421** sq.ft/**132.01** sq.m

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Suite D – **604** sq.ft/**56.11** sq.m

Suite E – **415** sq.ft/**38.55** sq.m

Suite F – **2,000** sq.ft/**185.8** sq.m



TERMS

The suites are available on the basis of 3 year lease agreements.

RENTAL LEVELS

Suite A – £5,868 p.a. exclusive.

Suite B - £7,296 p.a. exclusive

Suite C - £8,526 p.a. exclusive

Suite D - £4,832 p.a. exclusive

Suite E - £3,320 p.a. exclusive

Suite F - £12,000 p.a. exclusive

SERVICE CHARGE

A service charge will be applicable.

Further information is available from the sole letting agents.

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RENTAL PAYMENTS

Quarterly in advance.

VAT

Vat is applicable.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper legal costs.



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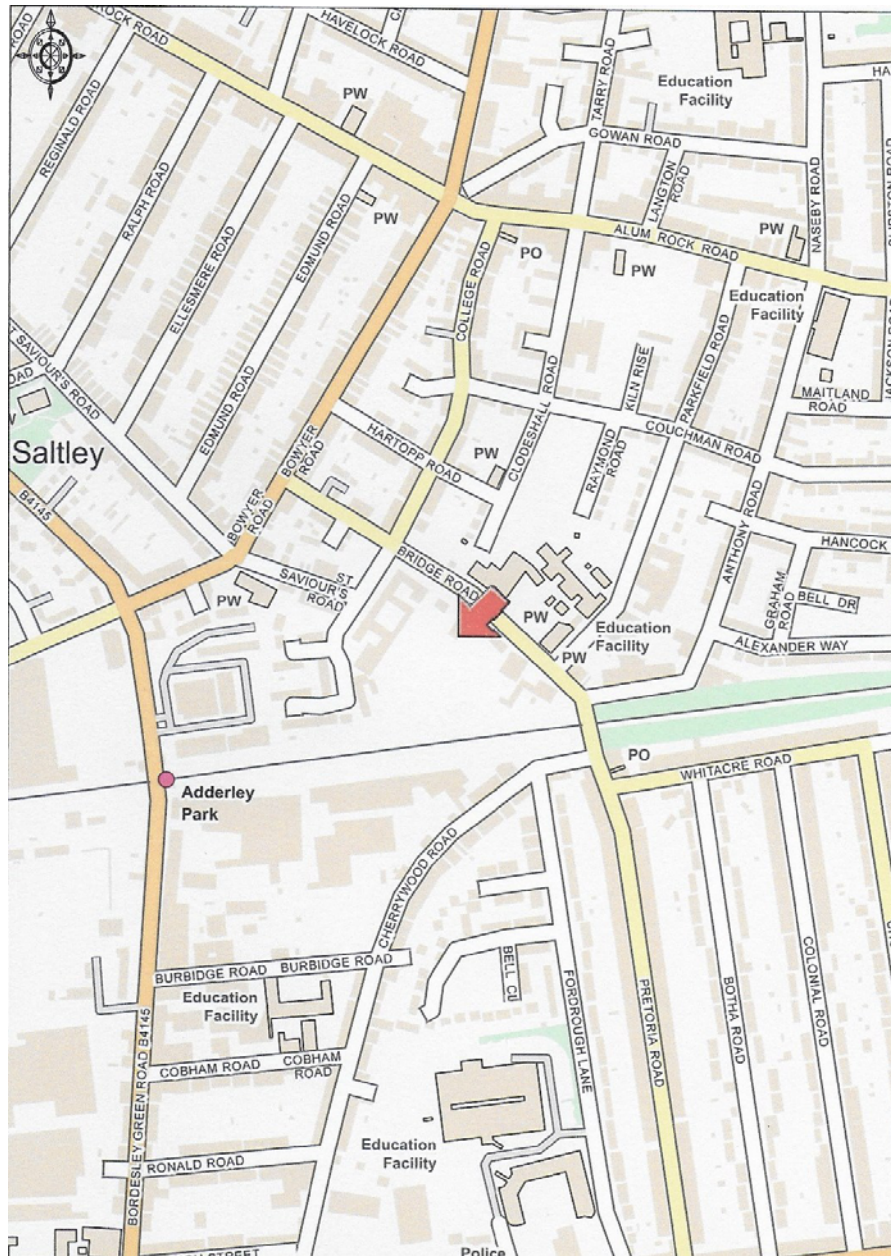
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NOTICE

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.

