

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



TO LET

SELF CONTAINED, INDIVIDUAL OFFICE SUITES

600 sq.ft/55.74 sq.m. minimum

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

- Total of 3 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 2 ½ miles east of Birmingham City Centre.



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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 3, 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 7 (first floor) – 1,392 sq.ft/129.32 sq.m

Suite 8 (first floor) – 600 sq.ft/55.74 sq.m

Suite 2/3/4 (ground floor) – 2,000 sq.ft/185.8 sq.m

RENTAL LEVELS

Suite 7 - **£8,352 per annum exclusive**

Suite 8 – **£3,600 per annum exclusive**

Suite 2/3/4 - **£12,000 per annum exclusive**

BUSINESS RATES

Suite 7

Rateable Value (April 2023): £8,000

Rates Payable: circa £4,000

Suite 8

Rateable Value (April 2023): £5,700

Rates Payable : circa £2,850

Suite 2/3/4

Rateable Value (April 2023): £16,000

Rates Payable: circa £8,000

TERMS

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

VAT

VAT is applicable.

SERVICE CHARGE

A service charge will be applicable – circa **£5 per sq.ft.**

Further information is available from the sole letting agents.

RENTAL PAYMENTS

Quarterly in advance.

For More Information Contact:

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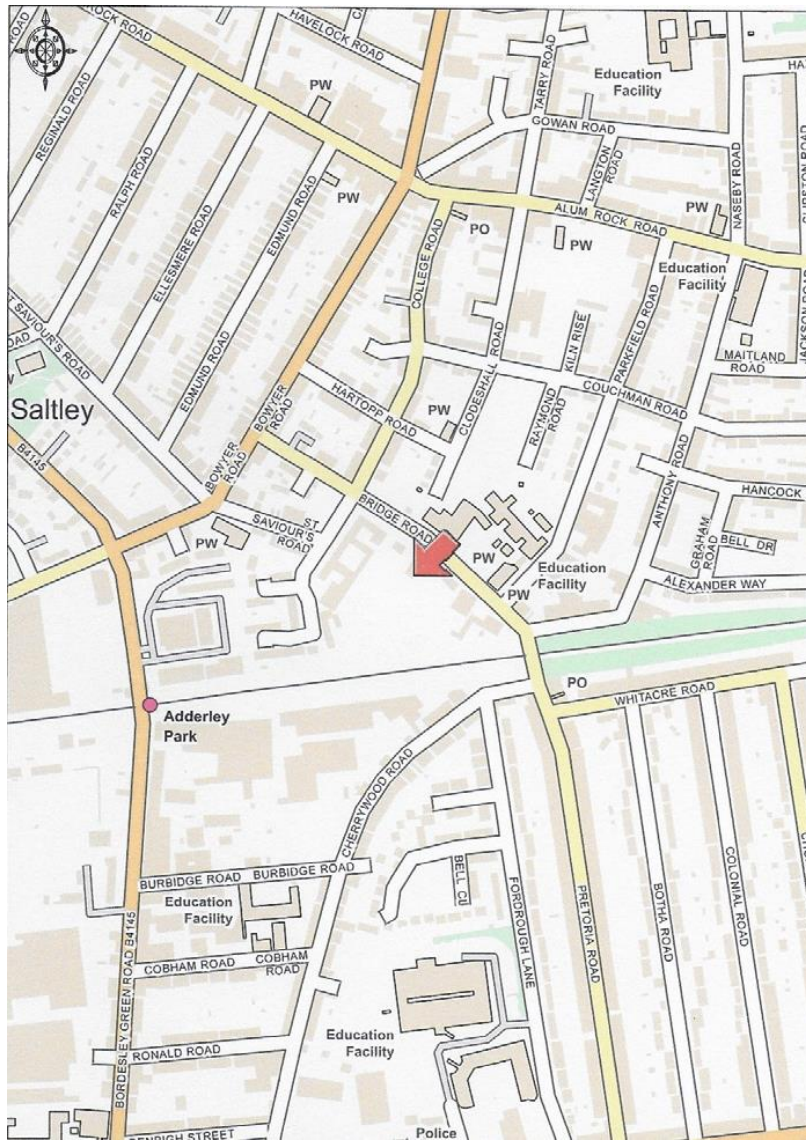
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NOTICE

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.