

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



## TO LET

### LAST REMAINING OFFICE SUITE (7)

**1,392 sq.ft/129.32 sq.m.**

- 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
- Circa, 2.5 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, secure, enclosed environment, accessed via Bridge Road

Birmingham City Centre is located approximately 2.5 miles due west.

## DESCRIPTION

Suite 7 (self contained) is situated at first floor.

Kitchen and toilet facilities.

Excellent natural light.

Open plan.

Florescent lighting.

Floor coverings are carpet.

## ACCOMMODATION

**1,392 sq.ft/129.32 sq.m**

## RENTAL LEVEL

**£8,352 per annum exclusive**

## BUSINESS RATES

Rateable Value (April 2023): £8,000

Rates Payable: circa, £4,000 pa

## 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, **£6 per sq.ft.**

Further information is available from the sole letting agents.

## RENTAL PAYMENTS

Quarterly in advance.

## ANTI MONEY LAUNDERING

Two forms of ID will be required from the tenant

### **For More Information Contact:**

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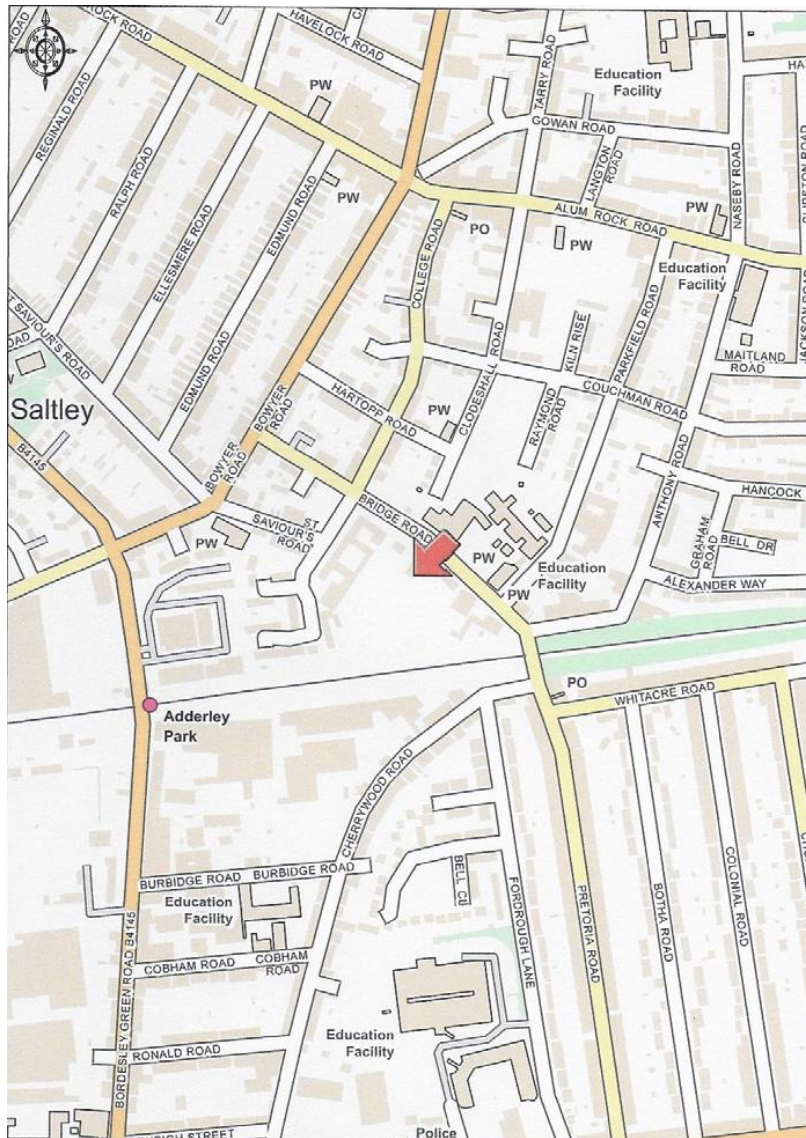
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## NOTICE

**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.