

UNIT 1 CENTURY PARK, GARRISON LANE, BIRMINGHAM, B9 4NZ



TO LET

OFFICE/STORAGE ACCOMMODATION

3,622 sq.ft/336.49 sq.m

- Prominent position, situated at the entrance to the estate, fronting Garrison Lane.
- Excellent off-street car parking – circa, 6/8 spaces.
- Substantial, up and over door access.
- Relatively modern, well maintained, 2 storey accommodation.
- Suspended ceilings.
- Kitchen and toilet facilities.
- Air conditioning units (dual).



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises occupies a prominent position, situated at the entrance to the estate, fronting Garrison Lane.

Excellent communicational links.

Garrison Lane provides direct access to the middle ring road, which, in conjunction with the main Aston Expressway (A38M) provides direct access to Junction 6 of the M6 Motorway, "Spaghetti Junction".

Birmingham City Centre is located approximately 1 mile due west.

It is important to note that the property is outside of the Clean Air Zone.

DESCRIPTION

The subject premises comprise relatively modern, well maintained, 2 storey office/storage accommodation.

Advantages include;

- Suspended ceilings/recessed lighting.
- Heating is provided by a combination of roof mounted air conditioning units (dual) and wall mounted panel heaters.
- Substantial, up and over, access door.
- Male and female toilet facilities.
- Kitchen.
- Circa 6/8 off-street car parking spaces.

ACCOMMODATION

3,622 sq.ft/336.49 sq.m

TENURE

The property is available on the basis of a 5 year, full repairing and insuring lease.

ASKING RENTAL LEVEL

£22,000 per annum exclusive.

RENTAL PAYMENTS

Quarterly in advance.

BUSINESS RATES

Rateable Value: £11,250

Rates payable: circa £5,625 per annum

VAT

VAT is applicable.

ANNUAL INSURANCE PREMIUM

The annual insurance premium, payable by the tenant is in the region of **£300**.

SERVICE CHARGE

The annual service charge is in the region of **£750 per quarter**.

MAINS SUPPLIES

The property has the advantage of mains electricity (3 phase), water and drainage. No mains gas.

OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

For More Information Contact:

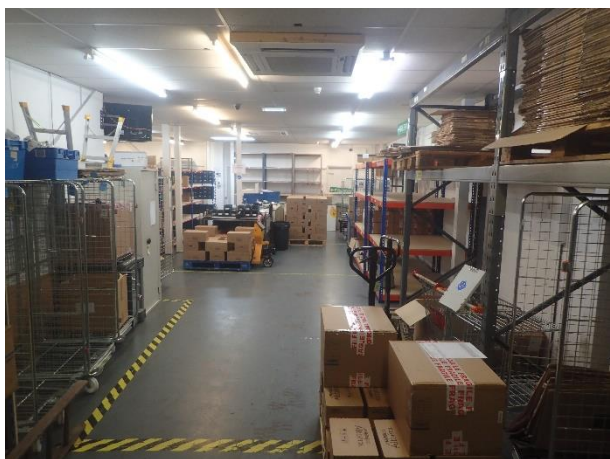
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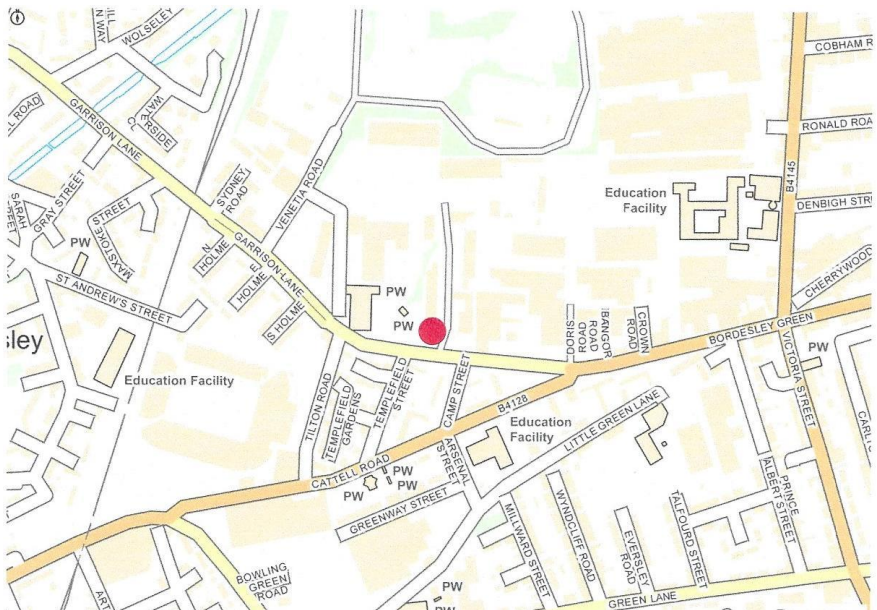
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SMB
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NOTICE

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.