

TO LET

38 George Road, Edgbaston, Birmingham,
West Midlands, B15 1PL

NEWLY REFURBISHED OFFICES WITH ALLOCATED PARKING



Location

The premises front onto George Rd, lie close to the junction with Islington Row Middleway and form part of Birmingham's prestigious Calthorpe estate.

Description

The premises comprises of a refurbished office property that benefits from accommodation over ground and first floors, appropriate staff facilities and allocated car parking for 10 vehicles.

Tenure

The premises are available by way of a new fully repairing and insuring lease on terms to be agreed.

Accommodation

The premises comprise of the following approximate floor area:

Address	Sq M	Sq Ft
Ground Floor NIA	180.69	1,945
First Floor NIA	195.74	2,107
Total	376.43	4,052

Rent

£25,000 Per Annum Exclusive.

VAT

The property is registered for VAT purposes.

Business Rates

The premises are listed with Birmingham City Council and have a Rateable value of **£64,500**. Business rates payable are **£32,185 pa**.

Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

EPC

The property has an EPC rating of B(43). A copy of the EPC is available upon request.

Service Charge

A formal Service Charge is in place to cover the cost of the cleaning and maintenance of the common parts. We have been advised that contributions are approximately **£1.49 per sq ft**.

Planning

The premises will be used as professional or administrative offices only.

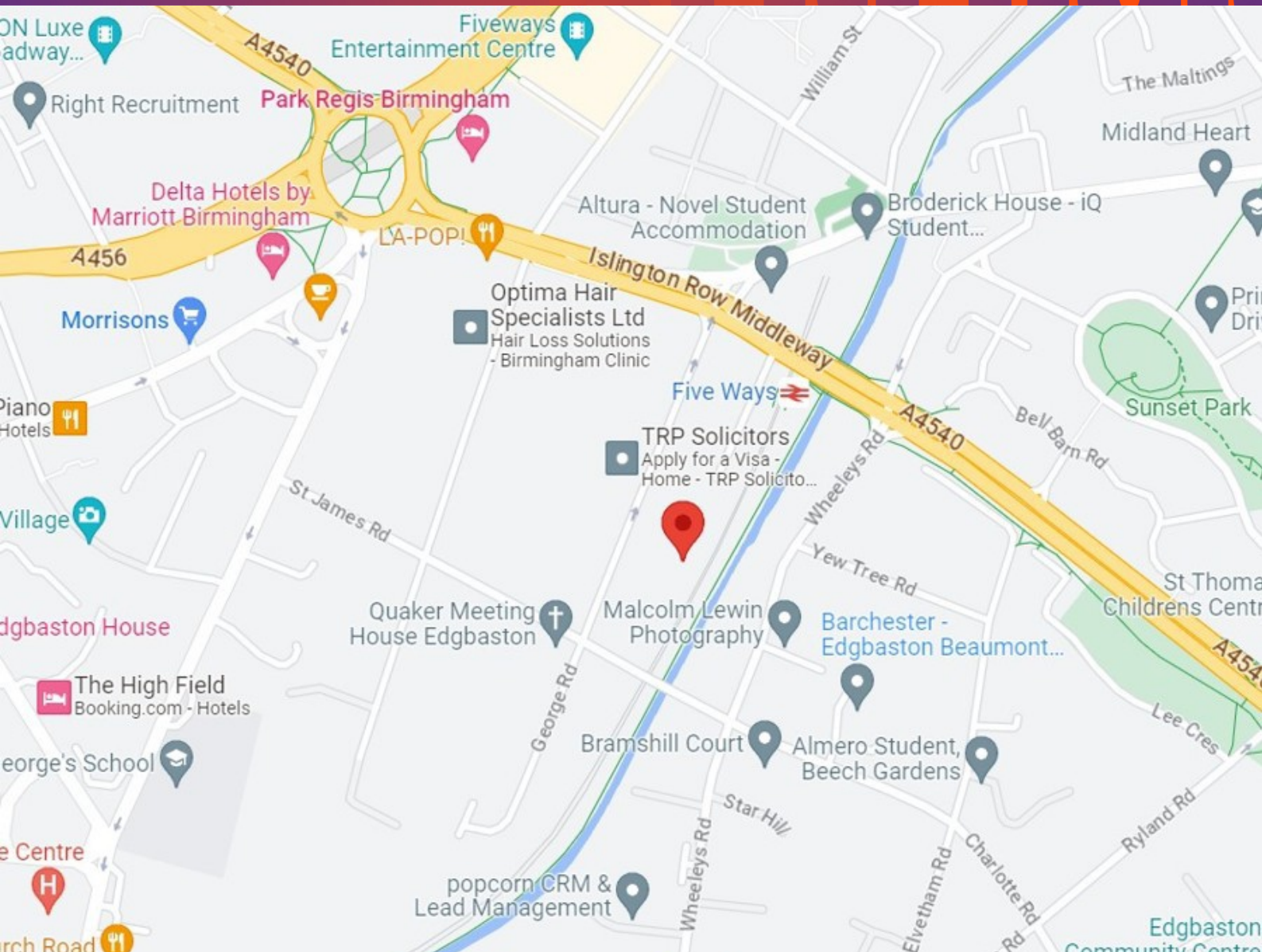
Viewings

Strictly by appointment with the Sole Retained Agents.

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Creative Retail