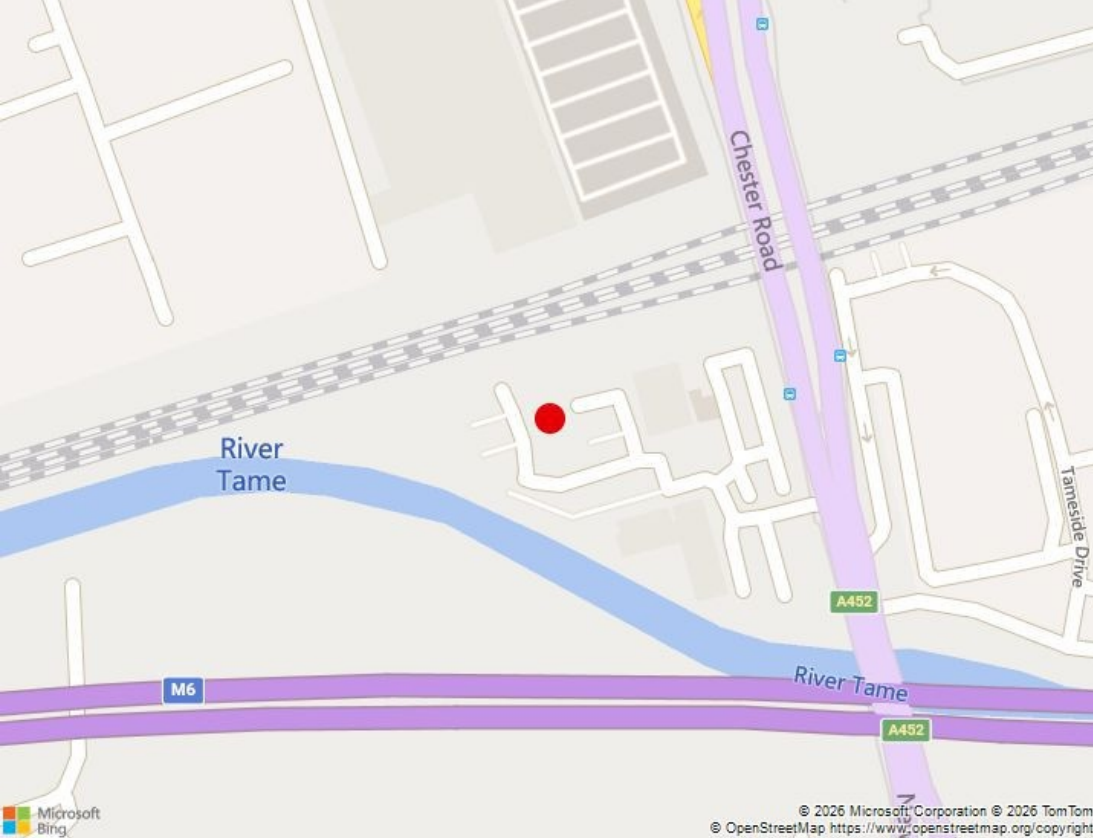


# COURTYARD OFFICE TO LET

Unit 2, Marlin Office Village, 1250 Chester Road, Castle Vale, Birmingham, West Midlands, B35 7AZ

1,932 SqFt (179.48 SqM) | £34,750 per annum exclusive





## KEY FEATURES

- 6 dedicated car parking spaces
- Predominantly open plan office accommodation
- New Lease
- Excellent connectivity to the Midlands Motorway Network
- Just over 1.5 miles from The Fort Shopping Park

## LOCATION

The property is located on Marlin Office Village which lies on the Chester Road less than 0.5 mile north of Junction 5 southbound of the M6 Motorway, offering quick connectivity to the wider midlands motorway network. Public transport links are readily available with nearby bus stops serving the surrounding areas. The Fort Shopping Park is just over 1.5 miles away offering fantastic amenities including retail, F&B and everyday services.

## DESCRIPTION

The accommodation presents well, nestled away on the Marlin Office Village within a terraced office building offering open plan accommodation across ground and first floors, with kitchenette's, WCs and partitioned meeting rooms on both floors. The specification includes suspended ceiling, carpet tiled raised flooring, dedicated car parking and a comfort cooling system with access controlled entrance. There are 6 allocated car parking spaces available.



Area	SqFt	SqM
Ground Floor	924	85.84
First Floor	1,008	93.64
<b>Total Floor Area</b>	<b>1,932</b>	<b>179.48</b>

Unit 2, Marlin Office Village, 1250 Chester Road, Castle Vale, Birmingham, West Midlands B35 7AZ



## TERMS

The premises are available by way of full repairing and insuring lease for a term of years to be agreed.

## ASKING RENT

£34,750 per annum exclusive

## SERVICE CHARGE

A Service Charge is payable towards the costs of maintenance of common areas and landscaping. Further details available upon request.

## EPC

Energy Performance Certificate available upon request.

## BUSINESS RATES

Requires reassessing for rating purposes.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## LEGAL COSTS

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

## VAT

All figures quoted are exclusive of VAT which may be payable.

## VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson-Perkins  
DDI: 0121 321 3441  
Mob: 07738 713829  
E: [eleanor.robinson@burleybrowne.co.uk](mailto:eleanor.robinson@burleybrowne.co.uk)



Daniel Woods  
DDI: 0121 362 1532  
Mob: 07926 904587  
E: [daniel.woods@burleybrowne.co.uk](mailto:daniel.woods@burleybrowne.co.uk)



0121 321 3441  
www.burleybrowne.co.uk

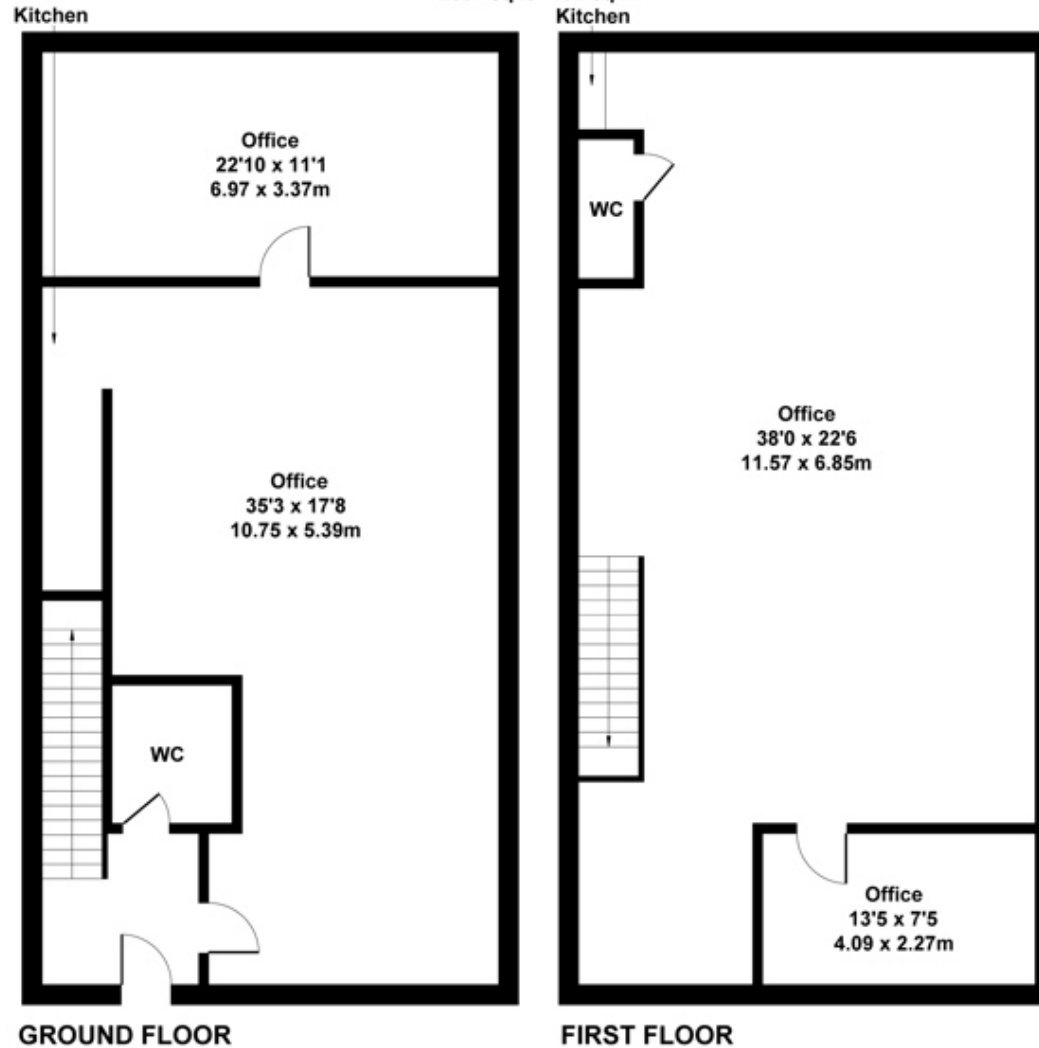


Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

# Unit 2, Marlin Office Village, 1250 Chester Road, Castle Vale, Birmingham, West Midlands, B35 7AZ

Approximate Gross Internal Area  
2067 sq ft - 192 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

0121 321 3441  
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.