

westbridge

COMMERCIAL

TO LET

MODERN OFFICE PREMISES



Unit 3, Station Road, Northfield, Birmingham



Richard Johnson



Sophie Portwood



01789 415628



richard@westbridgecommercial.co.uk



www.westbridgecommercial.co.uk

- 921 (85.62 m²)
- Self Contained Offices
- Five Separate Rooms
- 6 Allocated Parking Spaces
- Close to Northfield Station
- £9,200 pa + VAT

Unit 3, Station Road, Northfield, Birmingham, B31 3TE

Location:

Located next to the entrance to the Train Station at Northfield with links the central Birmingham and East into Worcestershire. The property is located 3.5 miles from junction 2 of the M42 motorway and 7.7 miles from Central Birmingham.

Description:

The accommodation is laid out as follows: From the ground floor entrance door is a self-contained staircase leading to the first floor hall way. To the right hand side is a large open plan office 6.06 m by 6.06 m, from the hall to the left is a small office/store which is L shaped but measures 3.66 m by 1.40 m. The next office along the hall way measures 2.51 m by 3.71 m, the third office along the hallway measures 3.03 m by 3.72 m and the fourth and final office is an office with boardroom with a glazed panel 3.73 m by 2.68 m office with board room of 1.83 m by 3.72 m. At the end of the hallway is the kitchen 2.15 m by 2.36 m and beyond this is a toilet with separate sink area.

Floor Area:

Net Internal Area (GIA) is 921 sq ft (85.56 m2).

Price:

£9,200 per annum.

Tenure:

New lease available.

Service Charge:

£75 + VAT per quarter payable.

Rateable Value:

£6,300 source: www.voa.gov.uk.

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less small business maybe entitle to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

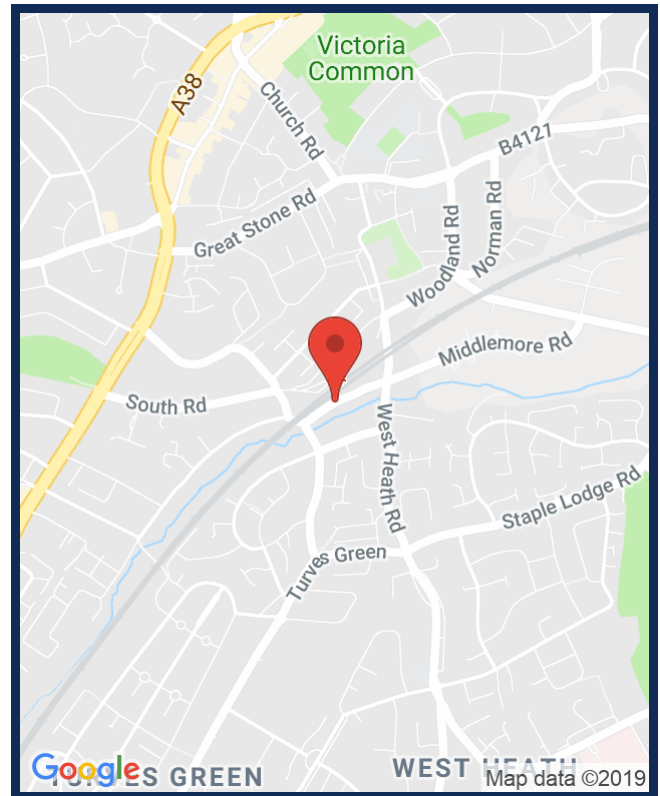
VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:

The Energy Performance Rating of the property is = E.

A full copy of this report is available from the agent's office upon request.



Viewing:

Viewing strictly by prior appointment with sole agent:

Richard Johnson

Westbridge Commercial Ltd
1st Floor Offices
3 Trinity Street
Stratford Upon Avon
CV37 6BL
Tel: 01789 415 628
richard@westbridgecommercial.co.uk

GDPR

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.



Agents Notes: Disclaimer (Misrepresentation Act 1967) Westbridge Commercial Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Please note that, at the time of inspection, we were unable to check if the services and appliances were in working order. All measurements are approximate. Any intending buyer/tenant must satisfy themselves of the condition and working order of such item and services and is advised to seek the advice of their solicitor and surveyor.

Interested Parties: Westbridge Commercial Ltd are selling/letting the property on behalf of a relative of a member of staff and are hereby disclosing their interest in writing.