

westbridge

COMMERCIAL

TO LET

MODERN OFFICE PREMISES



Office 2 @ Unit 2a, The Mill Walk, Northfield



Richard Johnson



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www.westbridgecommercial.co.uk

- Office 2 - 101 sq ft (9.39 m²)
- Simple Easy in Licence Agreements Used
- Self-Contained Room
- No Legal Costs
- £200 per month + VAT

Office 2 @ Unit 2a, The Mill Walk, Northfield, B31 4HL

Location:

The Mill Walk site sits next to the Conservative Club and the site can be accessed by either Mill Lane (via the ford) to the North or Hawkesley Crescent to the South. The site has good main road links via the Bristol Rd into Birmingham by road or via Northfield Train Station which is accessed via Mill lane and onto Station Rd.

Description:

The offices are accessed via a staircase which leads to the main first floor hallway. Off this hallway is a communal kitchen area with a toilet of this and from the hallway are the various self-contained offices.

Office 2 - Measures approximately 3.57 m by 2.01 m with an alcove of 1.58 by 1.41 m and a single window ideal for two desks. The office is 101 sq ft (9.39 m2) and is to let at £200 per month + VAT.

Business rates are included in the rent as is water but electric is charged separately.

* Please note * the photographs are of various offices within the premises, not necessarily Office 2.

Floor Area:

Net Internal Area (NIA) is 101 sq ft (9.39 m2)

Price:

£200 + VAT per month

Tenure:

New Lease Available

Service Charge:

At time of print, no service charge is levied.

Rateable Value

Included in the rent.

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled 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 £?????? 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.

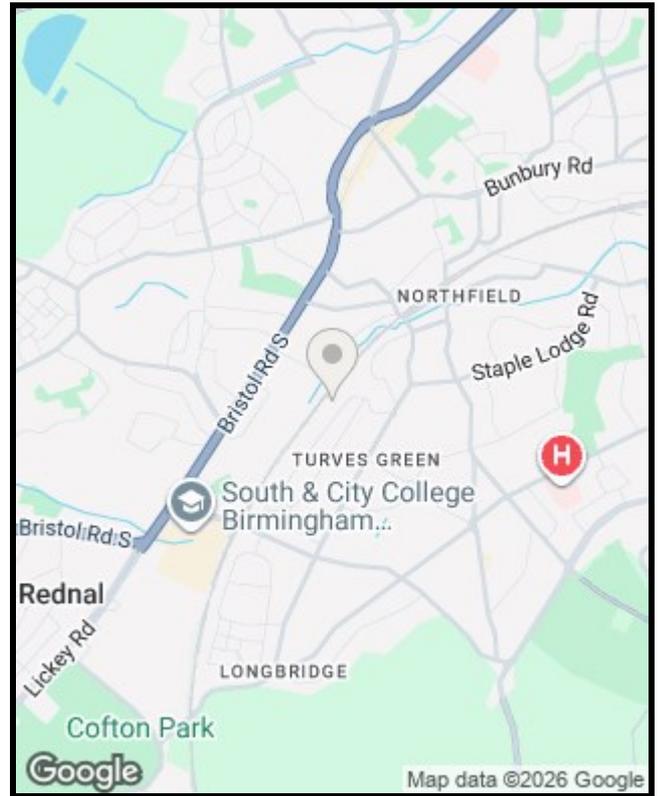
VAT:

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 = C.

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
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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.



