

westbridge

COMMERCIAL

TO LET

OFFICE PREMISES



Office 3 The Mill Walk, Northfield, Birmingham



Richard Johnson



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www.westbridgecommercial.co.uk

- 722 sq ft (67.16 m²)
- First Floor Offices
- Large Windows Giving Light Space
- Main Office Room
- £8,340 pa + VAT

Office 3 The Mill Walk, Birmingham, 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 Road into Birmingham by road or via Northfield Train Station which is accessed via Mill Lane and onto Station Road.

Description:

From the main staircase is a common hall and off this are the common toilets and kitchen area. The office itself has its own lockable front door which leads to the main office measuring 7.10 m by 5.70 m with a further area of 2.98 m by 2.10 m. This rooms has large windows to the front elevation, suspended ceiling tiles to the ceiling with LRD lights and thirteen 13 amp sockets. Off this is a small private office room to the rear which measures 2.56 m by 3.76 m with a window to the rear wall and three 13amp sockets. There is also a further pair of office rooms that interjoin from the main office room which measure 2.78 m by 2.81 m with the inner room measuring 1.69 m by 3.01 m with a large window to the rear wall and eight 13 amp sockets.

Floor Area:

Net Internal Area (NIA) is 722 sq ft (67.16 m²)

Price:

£8,340 Per Annum

Tenure:

New Lease Available

Service Charge:

No service charge levied at time of print.

Rateable Value

Not currently rated, 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 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 £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.

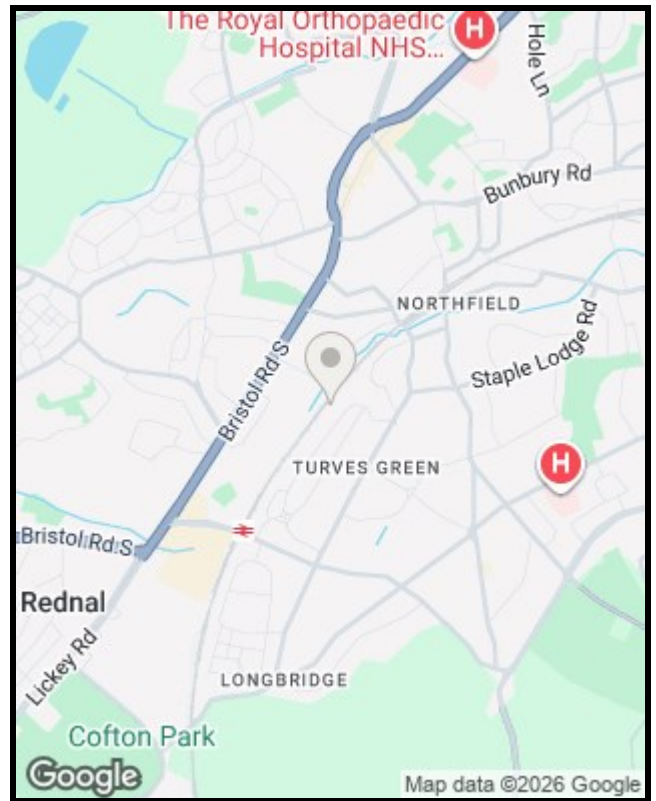
EPC:

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:

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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.



