

TO LET

**PATRICK HOUSE, THE LAKESIDE CENTRE,
LIFFORD LANE, KINGS NORTON, BIRMINGHAM,
B30 3NU**



MODERN OFFICES 3,349 SQ FT (317 SQM)

- GOOD SPECIFICATION
- TRANQUIL SETTING
- CONVENIENT LOCATION
- AMPLE PARKING
- SECURE SITE
- EASY ACCESS TO
BIRMINGHAM CC & M42

**RENT £35,000 PER ANNUM
PLUS VAT**

PATRICK HOUSE, THE LAKESIDE CENTRE, LIFFORD LANE, KINGS NORTON, BIRMINGHAM, B30 3NU

LOCATION

The Lakeside Centre is conveniently located in Kings Norton approximately 6 miles to the south of Birmingham City Centre, with junctions 2 and 3 of the M42 being some 10 miles to the south, which in turn provides easy access to the M5 and M40 beyond.

Public transport is readily available with nearby Railway Station and regular bus services close by.

DESCRIPTION

Patrick House comprises an attractive two-storey Office building set on the site of an historic Victorian Papermill overlooking the original mill pond

The Offices are located within tranquil gated grounds, offering an unrivalled working environment close to Birmingham City Centre

The available suite is accessed via a communal Entrance Hall and are located on the First Floor arranged as follows:

- a. Reception Area off which opens
- b. Private Office with useful Storage leading to Meeting Room.
- c. General Office.
- d. Private Office/Meeting Room.
- e. Separate Male and Female WCs.
- f. Services Room.
- g. Large open plan Main Office with views over the Mill Pond.
- h. Interview Room.
- i. Kitchenette/Staff Room.

The total Net Internal Floor Area is 3,349 sqft (311 sqm).

The Offices are fitted to a good standard throughout with LED lighting; carpets; central heating and partial air conditioning.

Outside there are 8 designated Car Parking spaces plus virtually unlimited parking on the communal Car Park.

SERVICES

All mains services are available.

RENT

£35,000 per annum (+VAT)

LEASE

A new standard Business Lease for a term of 3, 4 or 5 years or multiples thereof.

SERVICE CHARGE

Tenant to contribute towards the maintenance and upkeep of the communal areas and services.

RATEABLE VALUE

£23,500

LEGAL FEES

Each party to be responsible for their own legal fees.

VIEWING

Strictly by appointment with this Office – 01527 584242



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