

TO LET

**80 HEWELL ROAD, BARNT GREEN, BIRMINGHAM
B45 8NF**



GROUND FLOOR OFFICES SUITE 1 - 366 SQ FT NIFA

- OPEN-PLAN OFFICE
- HEATING AND LIGHTING
- PROMINENT BUILDING IN SUPERB VILLAGE
- DEMISED PARKING SPACE
- KITCHENETTE
- NEW LEASE

**RENT £6,000 PER ANNUM
(NO VAT)**

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LOCATION

Barnt Green is one of the best-regarded large villages in the Midlands, with excellent communications, with the M42 and M5 Motorways withing 10 minutes' drive and Barnt Green Railway Station, with trains departing to Birmingham New Street every 30 minutes.

Hewell Road is the commercial centre and boasts a variety of retailers and professional offices. On-street parking is readily available.

DESCRIPTION

The Property comprises a substantial, modernised 19th Century end-terraced Office Building with excellent comfortable accommodation on 3 floors.

Approached via Cotswold stone forecourt, 80 Hewell Road has been slit into three self-contained Suites.

- (a) Suite 1 Ground Floor Front – 336 sq ft
Open-plan Offices opening off Reception; fitted Kitchenette with stainless steel sink unit; WC with wash handbasin.
- (b) Suite 2 Ground Floor Rear – LET
- (c) Suite 3 First and Second Floor - LET

Outside, Shared Private Driveway (with neighbouring Doctors Surgery) to rear hard-surfaced Car Park, where one space is demised to Suite 1.

SERVICES

All mains services are connected. Heating is provided by metal radiators connected to gas boiler.

RENT

Suite 1 - £6,000 per annum

RATEABLE VALUE

Suite 1 - £3,550

TENURE

A Lease on Internal Repairing and Insuring terms for a period of 3, 4 or 5 years of multiples thereof.

SERVICE CHARGE

The Landlords undertake maintenance and repair of the exterior and shared facilities by way of an annual Service Charge.

LEGAL FEES

To be paid by the ingoing Tenant.

VIEWING

Strictly by appointment with our office - 01527 584 242.

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