

Suite 302, Rhubarb, 25 Heath Mill Lane, Birmingham, B9 4AE



**TO LET / FOR SALE**

Modern Self-Contained Office

Net Internal Area: 466 ft<sup>2</sup> (43.40 m<sup>2</sup>)

### Location

Rhubarb Studios provides self-contained studio offices in Birmingham City Centre and are situated within the Digbeth and Deritend conservation area.

Located on Heath Mill Lane, next to the historic Old Crown Pub and opposite The Custard Factory, Rhubarb is set less than 15 minutes' walk away from Selfridges and the Bullring shopping centre.

The offices are positioned within easy reach of both New Street and Moor Street railway stations, providing links to both the national rail network and the metro system and are within just 5 minutes' drive of the A38 Aston Expressway, providing direct links to the national motorway network.

### Description

The property is accessed via a large reception area with lift access and DDA compliant WC to the ground floor. The subject suite is located on the 3<sup>rd</sup> floor and benefits from:

- Energy efficient heating and cooling
- Contemporary office lighting scheme
- Full height windows with low-energy double glazing
- Fitted kitchen
- Walnut veneered doors
- Digital intercom entry system
- Integrated fire alarm and smoke detection system
- Passenger lift to all floors
- Private Bathroom

### Accommodation

**Total (NIA) - 466 ft<sup>2</sup> (43.30 m<sup>2</sup>) approximately**

### Rental

The property is available to let on a new lease, with length to be agreed, at £7,850 per annum (exclusive).

### Sale

We are inviting offers in the region of £110,000 (exclusive of VAT) for the long-leasehold interest.

### Business Rates

We understand the property qualifies for exemption under Small Business Rates Relief, subject to tenant's eligibility.

### Service Charge

We understand that a small service charge is levied in respect of the upkeep and maintenance of communal parts.

### VAT

All figures quoted are exclusive of VAT which we understand is payable.

### Energy Performance Certificate

Available on request from the agents.

### Planning

We have been informed the property has planning permission for Use Class E (Office).

### Legal Costs

Each party are to be responsible for their own legal fees incurred during this transaction.

### Viewings

Strictly via the sole selling letting agent Siddall Jones on **0121 638 0500**

