

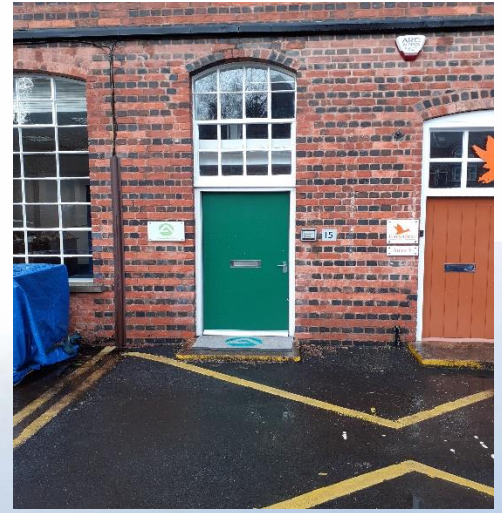
# Cottons

CHARTERED SURVEYORS

To Let – Self-Contained First Floor Business Premises

Unit 15, Weekin Works 112-116 Park Hill Road,  
Harborne, Birmingham,  
B17 9HD

£14,950 per annum, exclusive



- Sympathetically converted and well adapted business premises within a secure gated site
- Forms part of an attractive courtyard development
- Recently refurbished throughout, to comprise comprehensive re-decoration, new floor coverings and new lighting
- 2 Car parking spaces
- Suitable for office, studio or showroom use
- Gross Internal Area 1,324 sq ft. (123.0 sq m.), Mainly open-plan.

Cavendish House, 359 - 361 Hagley Road, Birmingham, B17 8DL

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The premises comprise self-contained, well-adapted and converted first-floor business premises, suitable for office, studio or showroom use, occupying a quiet, tranquil and yet central location with Harborne. The Net Internal Area of Unit 15 is 1,324 sq ft. (123.0 sq m.). The premises provide essentially open-plan office accommodation, although there is partitioning to create a private office, kitchen and store. The premises benefit from gas-fired central heating and two on-site car parking spaces.

**Location**

The premises form part of Weekin Works, a sympathetically converted Victorian building offering fifteen business units, occupied by a range of businesses and service providers creating a tranquil and yet vibrant office environment. The property is located within approximately 400m of Harborne High Street, approximately 2 ½ miles West of the City Centre and close to the amenities available within Edgbaston.

**Description**

The premises are a entirely self-contained and comprise first-floor office, studio or showroom accommodation presented in an essentially open-plan format, although currently partitioned to provide a separate Managers Office, kitchen and store.

The accommodation is well-presented and specified and includes a blend of old historic features as well as more modern features. The site is secured by means of a security fencing and a secure gated entrance for the benefit of occupiers. Our client has recently comprehensively refurbished the entire premises to comprise, re-decoration throughout, replacement floor coverings and new lighting.

**Accommodation**

Ground-floor entrance with male and female toilet accommodation and stairs leading to first-floor. The first-floor comprises two principal office areas, presented in open-plan format, and currently arranged to provide a Managers office, store and kitchen. The accommodation includes a useful galleried storage area approached via a spiral staircase.

The premises have a Gross Internal Area of 1,324 sq ft. (123.0 sq m.).

**Car Parking**

Two car parking spaces are available with the premises.

**Lease**

The premises are offered to let by way of a new tenant's Internal Repairing and Insuring Lease for a term of 6-years from completion. The rent will be subject to a single upwards-only review with effect from the third anniversary of the term commencement date. The premises are offered

with Security of Tenure and so the lease will fall within the terms of the Landlord and Tenant Act, 1954, Part II.

**Rent**

£14,950, per annum, exclusive of VAT. The rent is payable quarterly in advance.

**Rating Assessment**

We have made enquiries of the Valuation Office Agency and understand that Unit 15 has a Ratable Value of £11,000 within the current Rating List. It is probable that occupiers may qualify for Small Business Rates Relief. Interested parties are advised to direct their enquiries to the charging authority, Birmingham City Council, to determine their individual liability for Business Rates.

**Energy Performance Certificate (EPC)**

The premises have an Energy performance Certificate and attract a D rating – 81. Please see the full Energy Performance Certificate attached to these particulars.

**Maintenance Charge**

The Landlord levy's a maintenance charge based on 2% of the annual rent, representing a contribution towards the maintenance of the site, of which the premises form part.

**VAT**

All figures quoted are exclusive of VAT. It is our understanding that the property is elected for VAT and so the rent and supplies stemming from the lease, will attract VAT at the standard rate.

**Legal Costs**

Each party shall bear their own Legal Costs incurred in connection with the preparation and completion of the new lease.

**Viewing**

Strictly by appointment with the Sole Letting Agents, Cottons Chartered Surveyors, Telephone 0121 247 2030, [ssutton@cottons.co.uk](mailto:ssutton@cottons.co.uk), [astarkey@cottons.co.uk](mailto:astarkey@cottons.co.uk).



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