

Cottons

CHARTERED SURVEYORS

To Let –

Self-Contained Business Premises
Unit 3 Weekin Works 112-116 Park Hill
Road, Harborne, Birmingham, B17 9HD

Rent - £27,500, per annum, exclusive,
Plus VAT



- Sympathetically converted and adapted self-contained business premises within secured gated site
- Gross Internal Area 2,703 sq ft. (251.1 sq m.)
- Three car parking spaces included
- Forms part of attractive courtyard development, suitable for showroom, studio or office use (no leisure uses)
- New lease, flexible terms by negotiation
- EPC Rating C-63

Cavendish House, 359 - 361 Hagley Road, Birmingham, B17 8DL
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The premises comprise self-contained, well-adapted and converted business premises, suitable for office, studio or showroom use (no leisure uses), occupying a quiet and yet central location within Harborne. The Gross Internal Area is 2,703 sq ft. (251.1 sq m.) arranged over ground and mezzanine floors. 3 car parking spaces are available with the premises.

Location

The premises form part of Weekin Works, a sympathetically converted Victorian building, offering fifteen business units, occupied by a range of business and service providers, creating a tranquil and yet vibrant office environment. The property is located within approximately 400 metres of Harborne High Street, approximately 2 1/2 miles West of Birmingham City Centre and close to the amenities available within Edgbaston.

Description

The premises comprise a self-contained ground floor suite of office, studio or showroom premises, with additional mezzanine accommodation. Three car parking space are included with the premises. The accommodation is well-presented and includes a blend of old historic features as well as more modern and contemporary amenities. The accommodation is partitioned, using stud partitioning and brickwork, to create various office, storage, meeting and working areas. The premises provide a reasonable degree of open-plan office accommodation, in accordance with modern working requirements. There is a well-fitted kitchen and male and female toilet facilities towards the rear of the premises. The site is secured by metal security fencing and a secure, gated entrance, for the benefit of occupiers.

Accommodation

Reception and a range of private offices, meeting rooms and storage areas, to include a kitchen and male and female toilet facilities. Ground-Floor - 2,242 sq ft. (208.3 sq m.) Mezzanine - 2 Mezzanine offices, Net Internal Area 461 sq ft. (42.8 sq m.) Total Net Internal Area - 2,703 sq ft. (251.1 sq m.)

Car Parking

3 on-site car parking spaces are included with the premises.

Lease

The premises are offered To Let by way of a new Effective Tenant's Internal Repairing and Insuring Lease, for a term of 10-years. The lease will contain provisions for a single upwards-only rent review, to operate with effect from the 5th anniversary of the term commencement date.

The premises are offered with security of tenure, so that the lease will fall within the terms of the Landlord and Tenant Act, 1954. Other lease lengths may be available, by way of negotiation.

Rent

£27,500, per annum, exclusive, plus VAT. The rent will be payable quarterly in advance.

Rating Assessment

Our informal enquires of the Valuation Office Agency reveal the premises have a Rateable Value of £20,750, in the 2023 Rating List. Interested parties are advised to contact the charging authority, Birmingham City Council, in order to determine their individual liability for Business Rates.

Energy Performance Certificate (EPC)

The premises have an Energy Performance Certificate and attract a C-63 Rating. Please see Energy Performance Certificate attached to these letting particulars.

Maintenance Charge

The landlords levy 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 Stephen Sutton, Amanda Starkey, ssutton@cottons.co.uk, astarkey@cottons.co.uk



Cottons is a trading name name of "Cottons Property Consultants LLP" which is a Limited Liability Partnership registered in England and Wales. Registered No OC360837. Registered Office 361 Hagley Road, Edgbaston, Birmingham B17 8DL.

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