



KWB

TO LET

**170 sq ft - 3,009 sq ft
(15.79 sq m - 279.55 sq m)**

**471 Garretts Green Lane,
Garretts Green,
Birmingham
B33 0SG**

- Newly refurbished office suites
- Self-contained suites with own kitchen and WC's
- On site car parking
- On site management team

www.kwboffice.com

0121 233 2330

Property details – 471 Garretts Green Lane

Description

471 Garretts Green Lane has been totally refurbished to provide modern space within self-contained suites accessed via high quality refurbished common areas. The suites benefits from the following specification:

- Refurbished to a high standard with new decoration and new carpets
- Suspended ceilings with new LED lighting
- Mixture of open plan office space with private offices and meeting rooms
- Self-contained with own WC facilities
- New kitchens within each suite
- New lift to first floor suites
- On site management team

Accommodation

Suite 8	1,812 sq ft	£21,750 per annum
Suite 9	1,197 sq ft	£14,500 per annum
GF suite	1,740 sq ft	£20,900 per annum

Suites 8 & 9 can be combined to provide 3,009 sq ft. The ground floor suite has been left in shell condition as it may suit a number of other uses (subject to planning).

Further serviced offices from 170 sq ft upwards are available with prices starting at £595 per calendar month including all outgoings plus VAT. Further details on request.

The client also operates a self-storage facilities to the rear of the building, so additional space can also be provided.

Tenure

New leases directly from the landlord. The serviced offices are available on flexible licences.

Service charge (traditional offices only)

The landlord runs a service charge to cover the cost of maintaining the building and the common areas. Further details on request. Electricity consumed within the suites will be recharged separately.

Car Parking

The traditional offices each come with 4 car spaces with further available by negotiation.

Business rates

The suites have yet to be assessed for business rates. Further details from the agent.

EPC

Available on request.

Legal costs

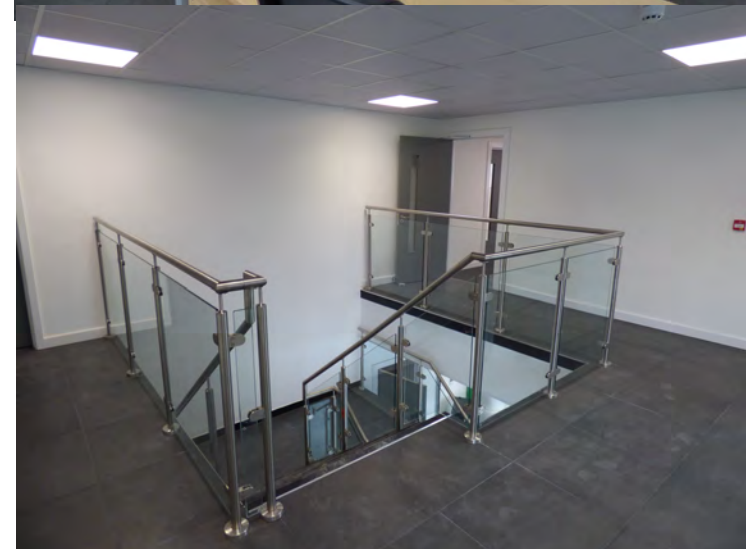
Each party to bear their own legal costs incurred in the transaction.

Viewings

Strictly by appointment with the sole letting agents.

VAT

Vat is payable on all costs unless otherwise specified.



Location details

**471 Garretts Green Lane,
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The property sits in a prominent position fronting onto Garretts Green Lane close its junction with Medway, which in turn links into the A4040 (outer Birmingham Ring Road). The property is well served with amenities including two supermarkets within a short walk. The property is well served by buses and Lea Hall railway station is less than a 10 minute walk which has regular trains running to Birmingham city centre and Birmingham International Railway station at the NEC.

Birmingham city centre is less than 7 miles away and Birmingham airport is less than a 4 mile drive. Access to the national motorway network is at Junction 6 of the M42 which is less than 6 miles from the premises and in turn links into the M6, M40 and M5 motorways



**For further information
and to arrange a viewing,
please contact:**

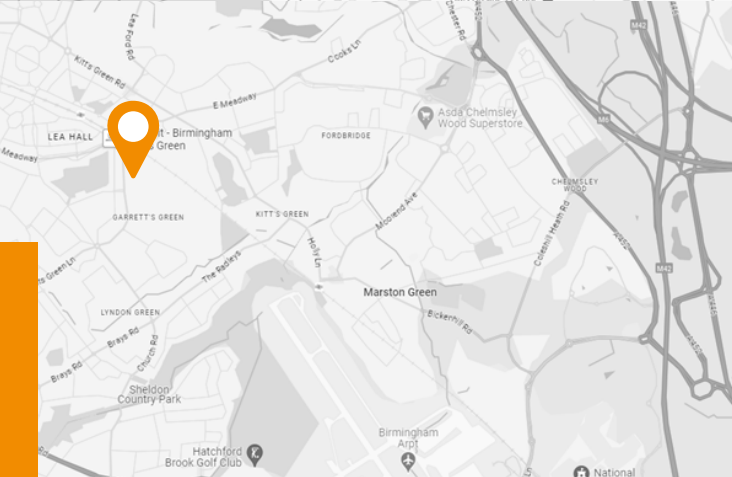
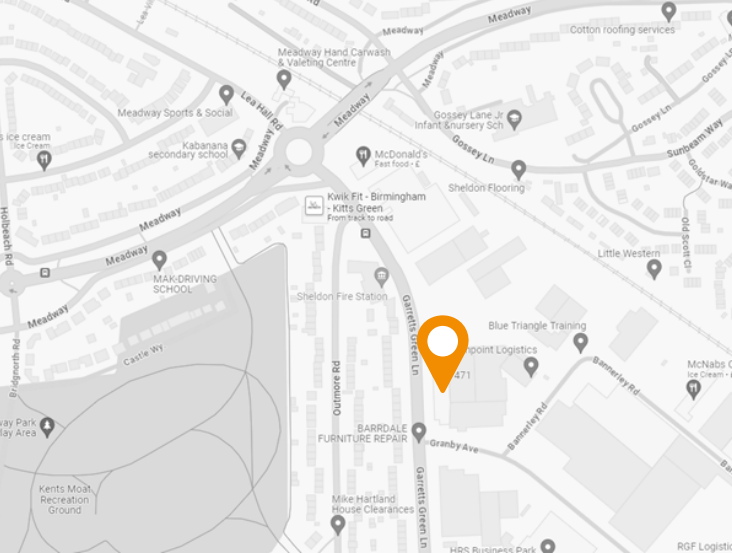
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