

To Let



**Sterling Park, Clapgate Lane, Birmingham,
Birmingham, B32 3BU**

Commercial Office Premises To Let

- Flexible lease terms
- Excellent access to Junction 3 of M5
- High quality office accommodation
- Rooms available individually or as a whole
- Three on-site parking spaces
- To Let: £8,750 per annum plus VAT

Viewings and further information:
call us on **0121 525 0600**

bondwolfe.com

agency@bondwolfe.com

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Location

The property is situated less than five minutes from junction 3 of the M5, with both shops and amenities nearby, as well as plenty of bus links. The property is situated in Woodgate within 1.4 miles of Harborne high street.

Description

Sterling Park well appointed office accommodation across two rooms with additional storage unit. Comprising entrance hallway and two office/classroom spaces, which can be leased individually depending on requirements. Further storage unit also available to lease separately with private access. There are shared toilet facilities within the unit and the suite also benefits from three allocated parking spaces within the gated premises.

Accommodation

Measuring approximately 750 sq. ft. and comprising entrance hallway and two office/classroom spaces, which can be leased individually depending on requirements. Further storage unit also available to lease separately with private access. There are shared toilet facilities within the unit and the suite benefits from three allocated parking spaces within the gated premises.

Price

To Let - £8,750 per annum plus VAT

VAT

We are advised that VAT is applicable and will be payable in addition to the rent.

EPC

Available upon request.

Anti Money Laundering

In accordance with Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful tenant.



Viewings and further information:

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