

# WEEKIN WORKS

0121 428 1306

Business Park

Quality Offices, Studios & Showrooms

Park Hill Road, Harborne, B17 9HD - 3 miles west of Birmingham City Centre

## To Let - Unit 3

### Ground Floor Offices



view from car park



office/studio space with mezzanine



office/studio space with reception

Net Internal Area 259.73 sq m (2,796 sq ft)

Fully Air Conditioned

Fully installed computer cable network

High spec burglar alarm

Remote control electric security roller shutters to entrance doors & windows

Self contained offices

Gas Central Heating

Secure gated site

Rear patio area

**Rent:** Guide rent **£19,950.00** per annum exclusive payable quarterly in advance

**Weekin Works** is a fully restored Victorian development offering 15 units to let, suitable for office, showroom, and studio use. The site is a rarity in the area, as there are few opportunities to acquire this type of accommodation, other than on High Street with its excessive rents and rates. Ideal for businesses looking to avoid high High Street and City Centre rents, remote landlords, and unresponsive managing agents.

## Property Description

The property comprises a ground floor self contained office suite; the offices being predominantly open plan with integral store. Kitchen and toilets to the rear.

All Enquiries to Weekin Works, 0121 428 1306, Email: [enquiries@weekinworks.co.uk](mailto:enquiries@weekinworks.co.uk)

A mezzanine has been constructed towards the rear of the premises providing additional first floor offices.

The offices are decorated to a high specification, having painted plastered walls and ceilings, carpet throughout and fluorescent light boxes with additional lighting provided by sky lights.

2 Parking spaces are provided on the front forecourt. Additional on street parking is available on Park Hill Road.

The whole site is securely fenced and security gate added for the protection of the tenants.

### **Location**

The property is located within Weekin Works, Park Hill Road, Birmingham, B17 9HD, immediately adjacent to the Victorian railway bridge, in the premier leafy residential suburb of Harborne. Situated within 5 minutes walk of the High Street with all its facilities, adjacent to Edgbaston and only 3 miles from Birmingham city centre. Birmingham University and the new Queen Elizabeth Hospital are also just a short journey away. There are excellent transport links to the city centre including a comprehensive bus service, local "Black Cab" taxi company, and good direct road network.

### **Rating Assessment**

Inspection of the 2005 Rating List indicates that the premises are assessed for rating purposes as follows:

- Rateable Value: **£9,100.00**
- The UBR 2009/10 is: **48.1 p in £**
- Rates payable: **£4167.80**

### **Lease Terms**

The premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed. Landlord insures the building, tenant repays the premium.

### **Service Charge**

A small service charge is payable in respect of the upkeep of the common grounds. This equates to 2% of annual rental.

### **Legal Costs**

Each party to be responsible for the payment of their own legal costs.

### **VAT**

All prices, rents and figures are quoted exclusive of any VAT that may be applicable.

### **Code for Leasing Business Premises**

Please note that the Landlord will follow the Code of Leasing Business Premises in England and Wales 2007 whereby alternative rental and lease terms may be available by negotiation.

### **General**

Whilst every effort has been made to ensure the accuracy of information provided in these Particulars, we recommend that interested parties should obtain independent professional verification/advice. All interested parties should obtain independent legal advice before entering into any form of Contract.

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