

33 Proctor Street, Aston, Birmingham, B7 4ED



TO LET

Modern Commercial Premises with Car Parking

Gross Internal Area: 2,350 ft² (218.32 m²)

Location

The property occupies a prominent corner position along Proctor Street at its junction with Lord Street in the Aston area of Birmingham, approximately 1 mile from Birmingham City Centre.

The premises can be accessed from both the A47 Nechells Parkway and Dartmouth Middleway (A4540) which provides a direct link to the national motorway network via the A38(M) Aston Expressway situated close by.

Description

A modern single story premises of traditional brick and block construction surmounted by a mono pitch metal clad roof.

The property provides an equal split of office and workshop accommodation with the office being predominantly open plan and benefiting from suspended ceiling with CAT II inset lighting, carpet flooring, perimeter trunking, central heating and two partitioned offices.

The workshop area benefits from concrete flooring, large partitioned meeting room, heating and roller shutter access fronting Lord Street.

The building also provides male and female toilet facilities, kitchenette, intruder alarm and security shutters to all windows and doors.

Externally the property offers generous forecourt car parking as well as additional on street and public car parking close by.

Accommodation

Total (GIA) 2,350 ft² (218.32 m²) approximately

Terms

The property is available to let on a new lease with length to be agreed at £12,500 per annum exclusive.

VAT

All figures quoted are exclusive of VAT which may be payable.



Rateable Value

RV - £11,750 / Rates Payable £5,600 per annum.

However, the property will qualify for small business rates relief, subject to occupier's eligibility.

Energy Performance Certificate

Available upon request from the agent.

Planning

We have been verbally advised that the property has planning consent under use class B1 and B2 would advise all interested parties to make their own enquiries.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

Services

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

Availability

The property is immediately available following completion of legal formalities.

Viewings

Strictly via appointment from the sole agent Siddall Jones on **0121 638 0500**

