

93 Hagley Road, Edgbaston, Birmingham, B16 8LA



**TO LET**

Refurbished Ground Floor Office Suite

Net Internal Area: 1,000 ft<sup>2</sup> (92.90 m<sup>2</sup>)

### Location

Hagley House is located on the main A456 Hagley Road within Edgbaston, close to Five Ways island which links to Birmingham City Centre, the inner ring road and main motorway networks via the A38(M) Aston Expressway.

The premises benefit from excellent transport links with Junction 3 of the M5 motorway approximately 4 miles west. Five Ways railway station is approximately 10 minutes' walk providing direct access to Birmingham New Street.

### Description

The property is a detached three storey Grade II listed building of brick built construction. The property comprises of various office suites located over three floors.

Internally the offices are fully carpeted and benefit from gas central heating, power points, network points and lighting. There are kitchen and toilet facilities located within the common areas on the first floor.

Externally, 3 car parking spaces are provided for the ground floor unit.

### Accommodation

**Total NIA (Ground Floor) - 1,000 ft<sup>2</sup> (92.90 m<sup>2</sup>)**

The ground floor suite can also be split in to 4 smaller units. Please contact the agent for more information.

### Rental / Terms

The property is available to let on a new lease with length to be agreed at £14,000 per annum.

Please contact the agent for further information with regards to the smaller suites.

### Rateable Value

**£7,800 per annum (as taken from the VOA website)**

This may qualify for small business rates relief subject to eligibility.

All parties are advised to contact Birmingham City Council Rates Department for further clarification.

### VAT

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

### Legal Costs

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

### Energy Performance Certificate

Available upon request from the agent.

### Services

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

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

### Availability

The property is available immediately, subject to the completion of legal formalities.

### Viewings

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

