

To Let

First Floor Office Premises

**137a Digbeth,
Birmingham**



***Total Net Area
115.9 m²
(1,248 ft²) Approx.***

Location

The premises are situated fronting to Digbeth (A41) in a very prominent position and close to the Bull Ring shopping Centre and Selfridges Store. The property is also accessed from the rear and benefits from on-site car parking.

Description

The property comprises upper storey office premises including storage area on the ground floor. The upper floor office accommodation is available with independent access at the front direct from the street and also from the rear car park.

Accommodation (All Sizes Approx)

The offices are situated largely on the first and second floor levels, although there is a ground floor storage area at the rear. The accommodation includes separate male and female toilet facilities and a kitchen area

Ground Floor	18.32 sq.m ²	197 ft ²
First Floor	58.72 sq.m ²	633 ft ²
Second Floor	38.87 sq.m ²	418 ft ²

Proposed Terms

The property is available on an initial two year lease renewable on a year to year basis as determined by current redevelopment proposals or on full repairing insuring terms. The tenant is to be responsible for internal repairs, decorations, building insurance and other normal outgoings.

Rent

Offers in the region of £12,000 per annum exclusive
An appropriate parking allocation can be agreed on land at the rear.

Rateable Value

£5,000

Service Charge

The Landlord reserves the right to charge the incoming Tenant an apportionment of the service charge to cover the maintenance of the common areas of the building

Legal Costs

The incoming Tenant will be responsible for the Landlord's reasonable legal costs

VAT

All figures are exclusive of VAT

Services

Mains water, drainage and electricity are connected and the property has fitted computer trunking in all main rooms.

Viewing

Strictly by appointment with the Sole Letting Agent:

Pennycuik Collins
9 The Square, 111 Broad Street,
Birmingham, B15 1AS

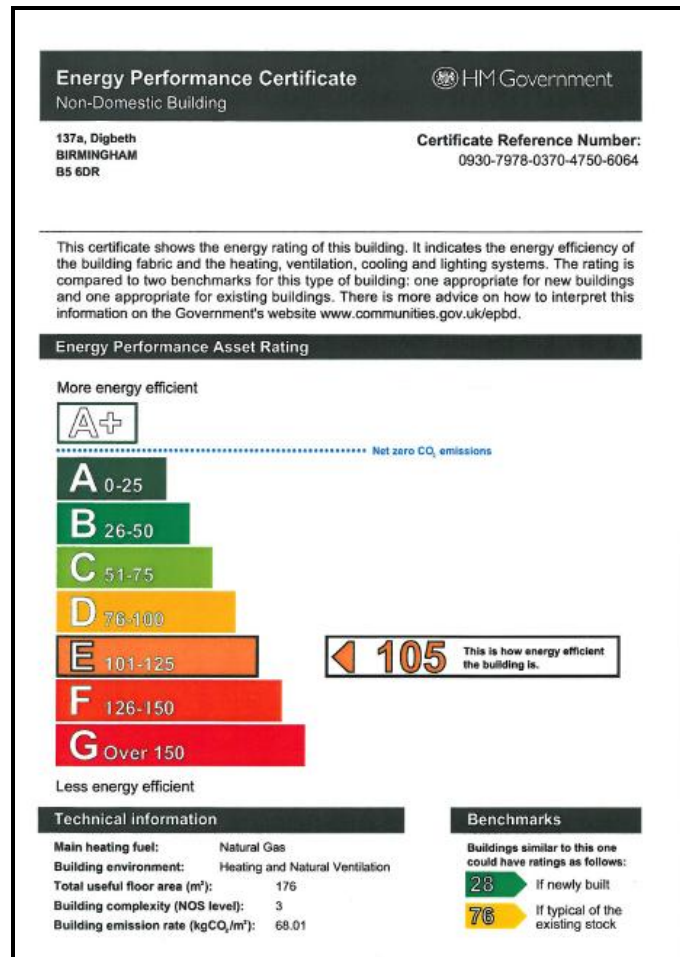
Tel. No: 0121 665 4150,
Web: www.pennycuik.co.uk

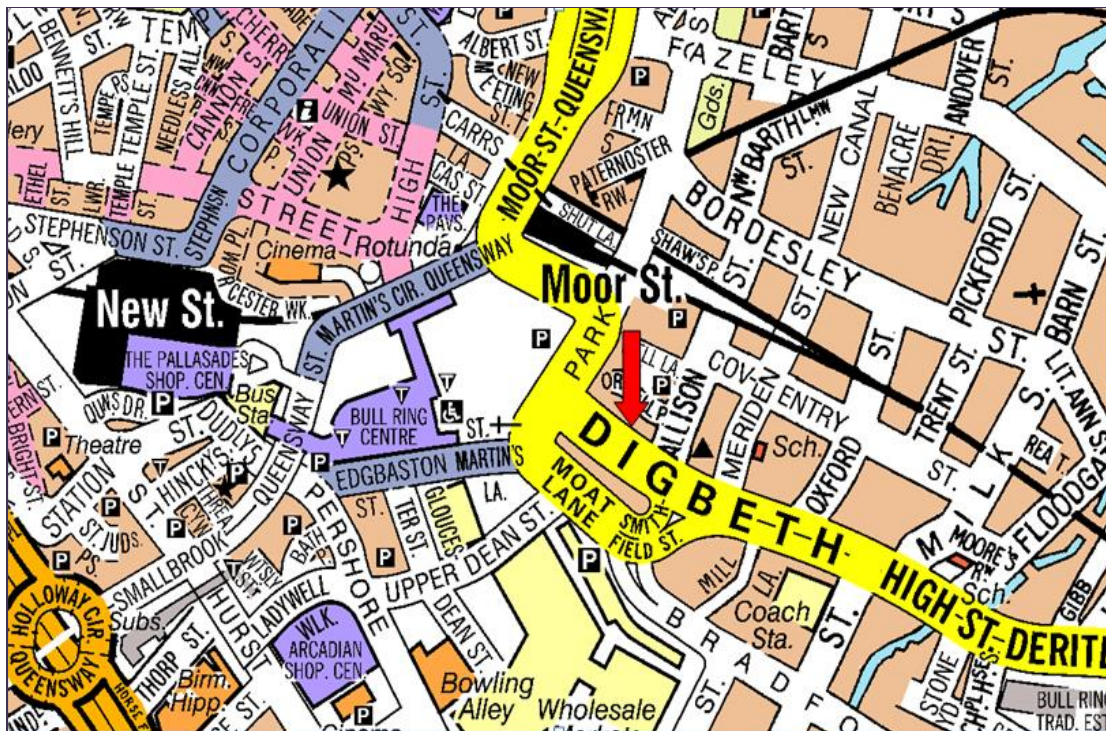
SUBJECT TO CONTRACT

April 2012

Energy Performance Certificate

An EPC is available for the ingoing tenant obtained under current legislation.





The Property Misdescriptions Act 1991:

These particulars are prepared and issued in accordance with the Property Misdescriptions Act 1991. Whilst we endeavour to make our Particulars accurate and reliable, if there is any matter of particular importance to you, then please do not hesitate to contact our office and we will be pleased to check the information for you (**especially if you are travelling some distance to view the property**).

Fixtures and Fittings:

All those items mentioned in these particulars are, we are advised, included in the sale. All other items, including those shown on any photographs, are excluded. References to any gas, electrical or other fixtures, fittings or appliances are to state their inclusion only, and no warranty is given or implied as to their condition or effectiveness.

Measurement:

The property has been measured in accordance with the RICS "Code of Measuring Practice (6th Edition)".

VAT:

Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Misrepresentation Act 1967:

Pennycuik Collins for themselves and the vendors or lessor's of this property, whose agents they are, give notice that these particulars do not constitute any form of an offer or contract, nor any part of an offer or contract. Neither the vendor nor lessor of this property, nor Pennycuik Collins (or person in their employment) has any authority to make, give or imply any representation or warranty whatsoever in relation to this property.

Rates/Water Rates:

Verbal enquiries only have been made of the local authority; interested parties are advised to verify the figures direct with the appropriate authority.

Tenure:

The tenure which we show is as verbally advised to us, we have not had the opportunity to inspect any title documentation and therefore cannot verify this information.

Services:

Information in respect of all services regards availability, adequacy and condition of services is as verbally advised to us, we have not tested and no warranty is given or implied in their respect.

Reproduced by permission of Geographers' A-Z Map Co. Ltd. Licence No. A0429.

This Map is based upon Ordnance Survey maps with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright 2002.