



OFFICES TO LET

First & Second Floor Accommodation
Above Birchfield Library
3 Trinity Road
Aston
Birmingham
B6 6AH

First Floor and Second Floor Offices situated above Birchfield Library.



Location:

The premises are situated on the main Trinity Road in Aston within a residential area.

Accommodation:

A 3-storey detached property of traditional brick construction with a pitched tiled roof, timber-framed windows and benefits from a secure/private car park to the rear.

The ground floor accommodates the Birchfield Library. Access is gained by steps along with a separate sloped ramp for disability access to the library. Please note there is no lift access to the upper floors. The first floor comprises of 5 office rooms, a kitchen and two separate toilets.

The second floor comprises of 4 office rooms, a kitchen and a toilet. The property has recently been refurbished and as a result is in a very good state of repair and condition. In addition, the property is fully double glazed and gas central heated.

Approximate Areas: Metric Imperial

First Floor	89.67 m ²	965 ft ²
Second Floor	91.77 m ²	988 ft ²

EPC:

The Energy Performance Asset Rating of the premises currently falls within Category B.

Use:

The premises fall within User Class D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). However, the first and second floor accommodation would be suitable as offices.

Tenure:

The Landlord may consider the following:

- (i) A periodic tenancy subject to six months notice by either party, or
- (ii) A Tenancy for a term of three years less one day, or
- (iii) A five-year lease.

Rent:

£15,000 per annum exclusive
Inclusive of Gas, Water and Electricity
Incentives available

Rating Assessment:

Interested parties should contact Birmingham City Council Business Rates on 0121 303 5511/5510 to verify the rates payable and whether they qualify for reduction.

Viewing

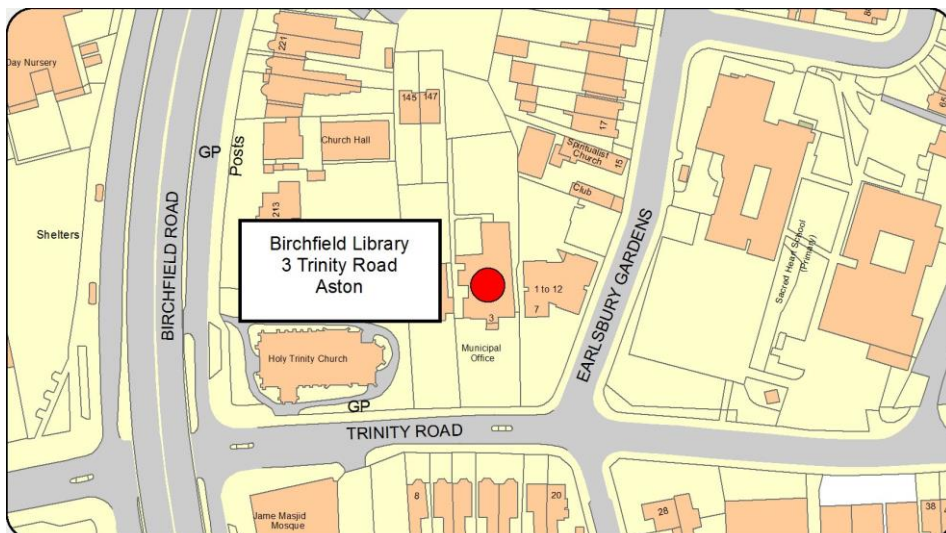
Viewings are strictly by appointment via:-

Birmingham Property Services - Lettings Team

Telephone: 0121 303 3935

Email:

bpslettings@birmingham.gov.uk





© Crown Copyright and database right 2016. Ordnance Survey 100021326.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.
 Aerial Photography, if present, Copyright Bluesky 2012.

Internal Photographs



First Floor Front Office



First Floor Rear Office



Second Floor Office



Second Floor Front Office