

Office Suites - Birmingham Science Park Aston - To Let



Holt Court, Ground Floor-First Floor Suites, Holt Street,
Nechells, Birmingham B7 4EJ



Size: 125 - 21,891 Sq Ft (11.61 - 2,033.67 Sq M)

Rent: £1,500 - £240,800 Per Annum

Service Charge: Refer to schedule below

Key Features

- Modern central office space with car parking
- 10-20 minutes' walk to all City Centre train stations
- 2 minutes' drive to the Aston Expressway and motorway network

Misrepresentation Act 1967

1. These particulars do not constitute or form any part of an offer or contract.
2. All statements contained in these particulars are made without responsibility on the part of the Council or its officers.
3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.
4. Neither the Council nor any of its officers make or give representation of warranty whatsoever in relation to the premises described in these particulars.

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Location

Located on the edge of the City Centre, overlooking a prominent canal side and close to Dartmouth Circus for good motorway links.

Conveniently within walking distance to major Educational Institutions such as Aston University, Birmingham City University, Matthew Boulton College and the National College for Advanced Transport & Infrastructure.

Description

Holt Court is a purpose-built office block building over three floors on the Birmingham Science Park Campus, within private grounds consisting of landscaped areas.

The suites have good natural lighting, air conditioning, raised floors, heating, category 2 lighting and the buildings are serviced by a passenger lift. Parking is available and allocated at one space for every 400 sq ft occupied.

Use

The premises fall within Use Class E planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulation 2020.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

Tenure

The Lease will be contracted out, granted outside the Security of Tenure provisions of the Landlord and Tenant Act 1954 Part II.

Rent

£1,500 - £240,800 per annum

Service Charge

Refer to schedule below.

VAT

The rental is inclusive of VAT.

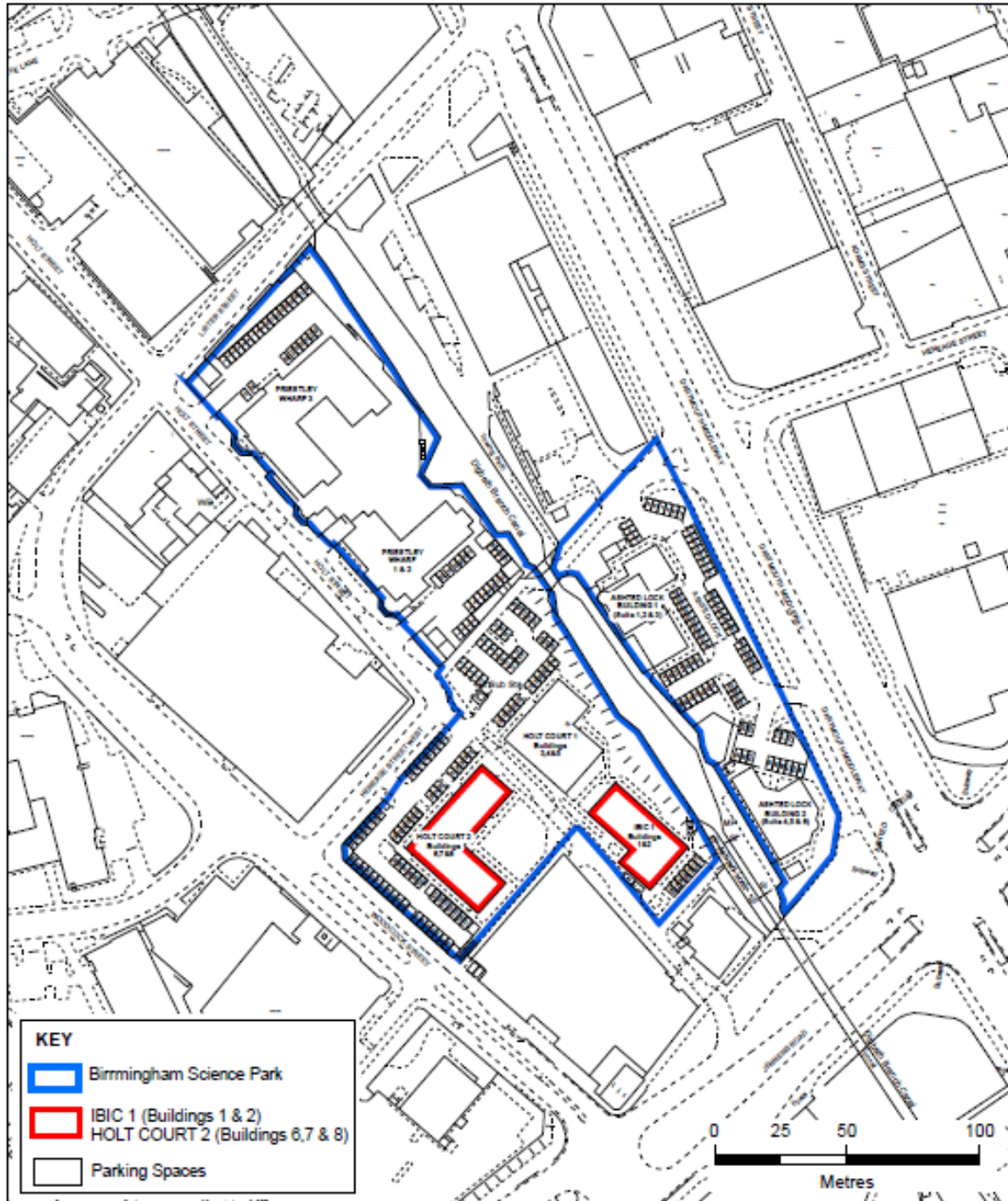
Business Rates


Interested parties are able to verify the national non-domestic rates payable with the Business Rates Section of Birmingham City Council. Telephone 0121 303 5509 / 5510 or 5511. Some tenants may qualify for Small Business Rates Relief to find out if you qualify, please enquire using the phone numbers shown above.

Viewing

Viewings are by appointment. For further information or to arrange a viewing, please contact the Lettings Team via email bpslettings@birmingham.gov.uk

DRAWING NO. 20198



 <p>Birmingham City Council</p>	<p>Kathryn James Assistant Director Property Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG</p>		
	<p>Estate Plan Aston Science Park</p>	<p>SCALE 1:2,000</p>	<p>DRAWN S&M</p>
<p>O.S.Ref SP0787NE</p>			

Produced by the Survey and Mapping Team, Transportation and Connectivity, Place, Prosperity & Sustainability Directorate. Email: survey&mapping@birmingham.gov.uk Tel: 303 3887.
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Address of Property	Area M ²	Area Ft ²	Rent-Annual	Service Charge (SC)-Annual	Weekly Total (Rent & SC estimated)
Holt Court Smaller Offices					
IBIC 002 E (Ground Floor)	14	147	£1,765	£1,648	£66
IBIC 002 G & H (Ground Floor)	21	226	£2,715	£2,533	£101
IBIC 102 D (First Floor)	12	125	£1,500	£1,102	£50
Holt Court Medium Sized Suites					
IBIC 001 B (Ground Floor)	169	1,822	£20,042	£10,354	£585
IBIC 101 (First Floor)	301	3,245	£35,695	£18,441	£1,041
IBIC 102 (First Floor)	174	1,870	£20,570	£14,287	£670
Holt Court Large Sized Suites					
Holt 6-8	2,034	21,891	£240,800	£37,365	£5,349