

## Office Suites - Birmingham Science Park Aston - To Let

Ashted Lock Suites, First and Second Floors, Ashted Lock  
Dartmouth Middleway, Nechells, Birmingham B7 4AZ



Size: 2,344- 3,247 Sq Ft (217.76 - 301.65 Sq M)

Rent: £25,784 - £35,717 per annum

Service Charge: Refer to schedule below

### Key Features

- 24/7 access and security
- Canalside Location
- 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.
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## Location

Conveniently located 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.

Overlooking a prominent canal side and close to Dartmouth Circus for good motorway links.

## Description

Ashted Lock comprises two three storey buildings in proximity on the Birmingham Science Park Campus.

The buildings were constructed in 1987. The location of the offices is on the edge of the City Centre and close to the inner ring road. Parking is allocated at one space for every 400 sq ft.

The suites have good natural lighting, air conditioning, raised floors, heating and category 2 lighting, and the buildings are serviced by a single passenger lift.

## Accommodation

	Sq Ft	Sq M	Service charge
<b>Ashted Lock Suite, building 1-3</b>			
First floor unit 2	226	2,431	£13,732
First floor unit 3	218	2,344	£13,240
<b>Ashted Lock Suite, building 4-6</b>			
Second floor	302	3,247	£26,218
<b>Total</b>	<b>746</b>	<b>8,022</b>	

## 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

£25,784 - £35,717 per annum

## VAT

The rental is inclusive of VAT.

## Service Charge

Please refer to schedule

## 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](mailto:bpslettings@birmingham.gov.uk)

