

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



Priestley Wharf, Building 1 & 2 First, Second & Third Floors,  
Holt Street, Nechells, Birmingham B7 4BN



Size: 965 - 12,417 Sq Ft (89.65 - 1,153.54 Sq M)

Rent: On Application

Service Charge: On Application

### Key Features

- Canalside Location
- Car parking is included at a rate of one space per 400 sq ft
- Dedicated entrance and passenger lift
- 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.
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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

Priestley Wharf comprises three buildings within Birmingham Science Park. Suites are generally open plan with raised flooring, category 2 lighting and air conditioning.

All buildings are accessible and are serviced by passenger lifts.

Parking is available and allocated at one space for every 400 sq ft occupied.

## Accommodation

	Sq Ft	Sq M
<b>Building 1, 1<sup>st</sup> Floor</b>	<b>1023</b>	<b>95</b>
<b>Building 1, 2<sup>nd</sup> Floor- A</b>	<b>965</b>	<b>90</b>
<b>Building 1, 2<sup>nd</sup> Floor- B</b>	<b>3318</b>	<b>308</b>
<b>Building 1, 3<sup>rd</sup> Floor- A</b>	<b>1006</b>	<b>93</b>
<b>Building 1, 3<sup>rd</sup> Floor- B</b>	<b>3642</b>	<b>338</b>
<b>Building 2, 1<sup>st</sup> Floor</b>	<b>2769</b>	<b>257</b>
<b>Building 2, 2<sup>nd</sup> Floor</b>	<b>2801</b>	<b>260</b>
<b>Building 2, 3<sup>rd</sup> Floor</b>	<b>2724</b>	<b>253</b>
<b>Total</b>	<b>18,248</b>	<b>1,694</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

On Application

## VAT

The rental is inclusive of VAT.

## Service Charge

On application

## 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.

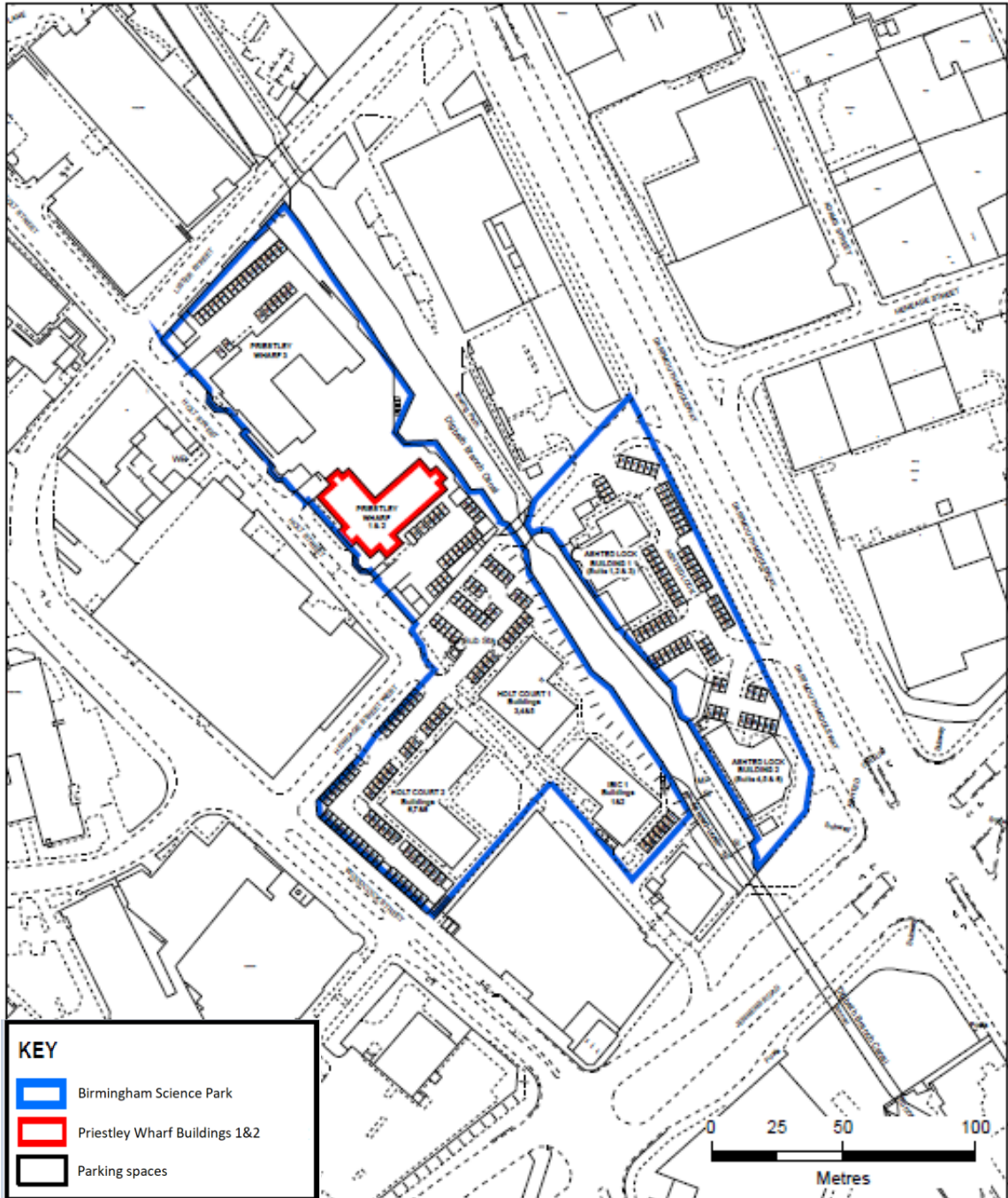
## Viewing

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)










DRAWING NO. 17411 V5

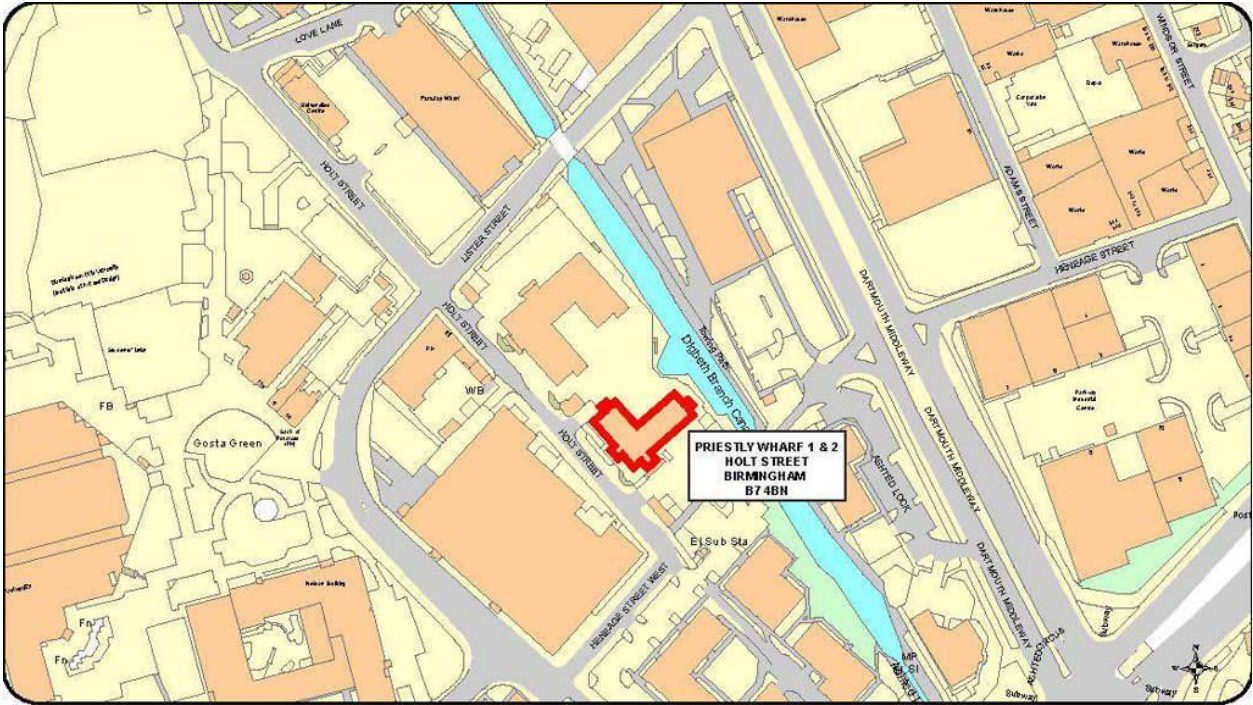


**KEY**

-  Birmingham Science Park
-  Priestley Wharf Buildings 1&2
-  Parking spaces

 <b>Birmingham City Council</b>	Kathryn James Assistant Director Property Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG								
	Estate Plan Aston Science Park		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>SCALE</th> <th>DRAWN</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1:2,000</td> <td style="text-align: center;">S&amp;M</td> <td style="text-align: center;">05/04/2023</td> </tr> </tbody> </table>	SCALE	DRAWN	DATE	1:2,000	S&M	05/04/2023
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