

Office Suites - Birmingham Science Park Aston - To Let

Ashted Lock Suites, Building 2 (B) First and Second Floors,
Ashted Lock Dartmouth Middleway, Nechells, Birmingham, B7 4AZ



Size: 1,222 - 3,247 Sq Ft (113.53 - 301.65 Sq M)

Rent: £23,500 - £62,350 pa inc. VAT

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.
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

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 |
|-----------------------------------|--------------|------------|----------------|
| Ashted Lock Building 2 (B) | | | |
| First Floor Office 4 | 1,222 | 114 | £12,465 |
| First Floor Office 5 | 2,472 | 230 | £25,215 |
| Second Floor Offices 5 & 6 | 3,247 | 302 | £33,120 |
| Total | 6,941 | 646 | |

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

£23,500 - £62,350 per annum inc. VAT

VAT

The rental is inclusive of VAT.

Service Charge

Please refer to schedule

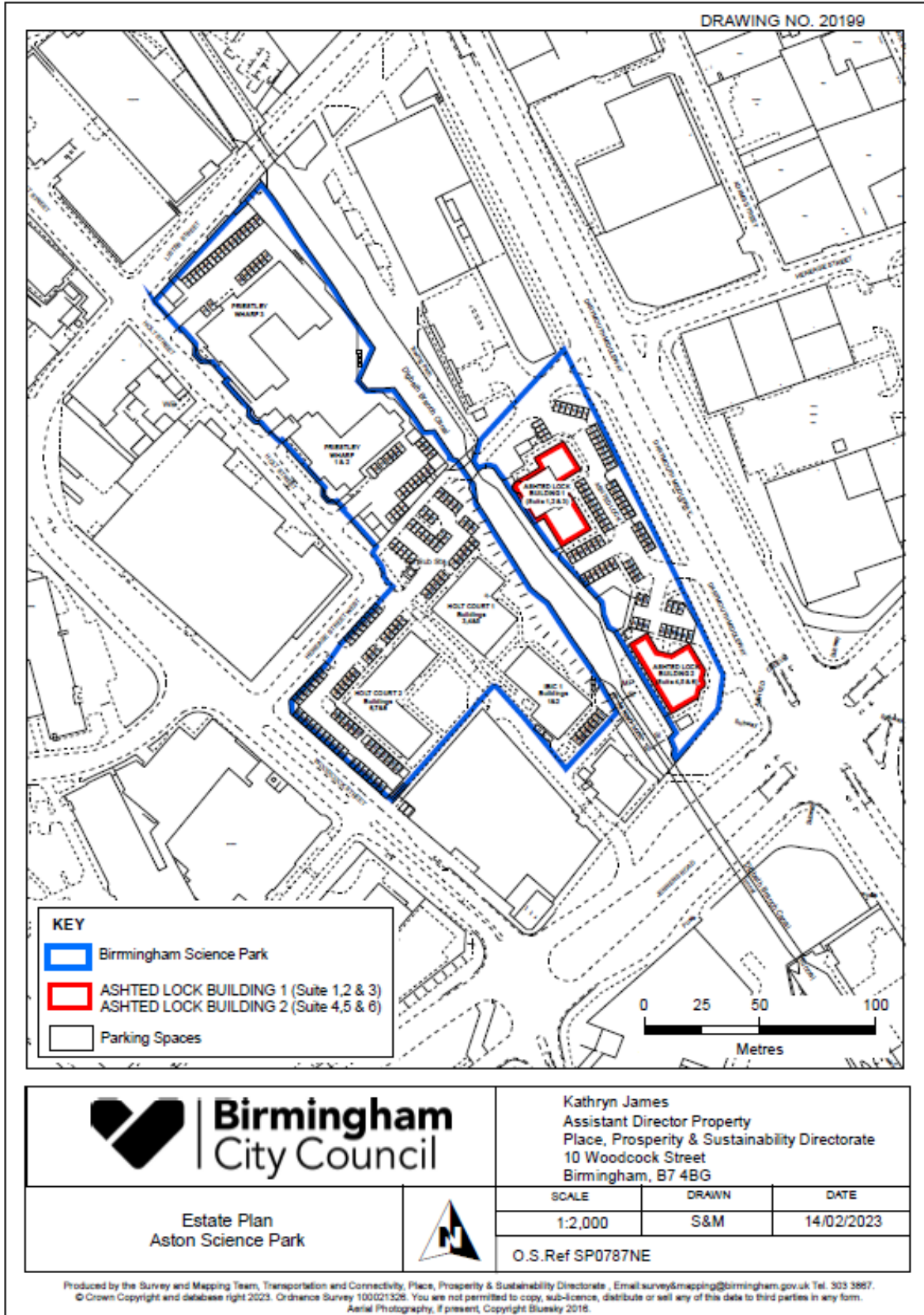
Business Rates

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



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