

SHEPHERD COMMERCIAL

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Tel: 01564 778890 Email: enquiries@shepcom.com Web: www.shepcom.com

TO LET FIRST FLOOR SELF CONTAINED OFFICE SUITE OF 867 SQ FT



Being:

**HALL GREEN UNITED COMMUNITY CHURCH
609 REDDINGS LANE
HALL GREEN
BIRMINGHAM
B28 8TE**

- * Self contained suite with access directly off York Road**
- * Car parking for two vehicles**
- * Fully inclusive rent, with the exception of telephones and broadband**

RENT £12,500 PER ANNUM

LOCATION:

The premises are located on the corner of Reddings Lane and York Road in Hall Green on the first floor of the Hall Green United Community Church. All local amenities are in the immediate vicinity including schooling, shopping, transport etc, with the Stratford Road being adjacent.

DESCRIPTION:

The accommodation comprises two rooms, large landing, kitchen and W.C. extending in total to 867 sq ft of useable floor space. Lighting throughout is by way of fluorescent fittings and heating is provided by central heating radiators throughout.

The accommodation provides:

ACCOMMODATION:

Room 1 504 sq ft
Room 2 363 sq ft
Large landing
Kitchen
W.C.

Net internal floor area of 867 sq ft

TENURE:

The premises are to be offered upon lease for a term of years incorporating three yearly rent reviews and on an internal repairing basis and on an all inclusive basis with the exception of telephones and broadband.

SERVICES:

All mains services are connected.

RATING ASSESSMENTS:

The rates are included within the rent.

VAT:

Prices quoted are exclusive of VAT where applicable.

LEGAL COSTS:

The ingoing tenant is to contribute £500 plus VAT towards the Landlord's legal costs incurred in the preparation of the Lease.

VIEWING:

Strictly by appointment with the Agents:-

Shepherd Commercial Ltd – 01564 778890

Special Note: On acceptance of any offers a non-returnable deposit of £500 + VAT must be paid to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

E-mail: enquiries@shepcom.com
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Web Site:

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