

# nattrassgiles

Chartered Surveyors & Commercial Property Consultants



## FOR SALE / TO LET

**2,685 SQ FT APPROX**

**UNIT 12, PHOENIX BUSINESS PARK, AVENUE CLOSE, ASTON, BIRMINGHAM**

**0121 333 3363**

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125 New John Street, Birmingham, B6 4LD

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## LOCATION

The property is situated on the established Phoenix Business Park, off Avenue Road in Aston. The property is located approximately  $\frac{3}{4}$  mile from the A4540 Dartmouth Middleway to the south and  $\frac{1}{4}$  mile from the A5127 Lichfield Road to the north.

Junction 6 of the M6 Motorway lies approximately  $1\frac{1}{4}$  miles to the north with Birmingham City Centre approximately 1 miles to the south west.

## DESCRIPTION

The premises comprise a corner unit, being one of a block of six. The building is of steel portal framed construction with cavity brick and block infilling to half height with lined steel profile sheet cladding above.

There are concrete floors throughout the ground floor with a metal framed mezzanine floor providing additional first floor accommodation. The whole is surmounted by a pitched roof with steel profile cladding incorporating translucent roof lights.

The two storey self contained B1 office building benefits from suspended ceilings with recessed CAT II lighting, carpeting throughout, double glazed windows, vertical blinds to all windows, perimeter trunking with power and data connections and a heating and cooling air condition system throughout. In addition, there are kitchen and WC facilities to both ground and first floor levels.

Externally, there are 9 designated car parking spaces.

## ACCOMMODATION

Ground Floor	-	1,370 sq ft approx
First Floor	-	1,315 sq ft approx
<b>Total (NIA)</b>	-	<b>2,685 sq ft approx</b>

## PRICE / RENTAL

The property is available to let at a rental of £22,000 per annum exclusive.

Alternatively, our client may consider disposing of the freehold interest.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

## PLANNING

We understand that the unit has planning permission under use class B1 (Offices). The property may be suitable for other uses subject to planning consent.

## AVAILABILITY

The property is available immediately, subject to the completion of legal formalities.

MAR 2009

**Viewing strictly by appointment via sole agents Natrass Giles on 0121 333 3363**

**Natrass Giles //**  
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### Legal Disclaimer:

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