

## Rocky Lane House, Aston Cross, Birmingham, B6 5RQ



**TO LET**

Refurbished & Fully Fitted, First Floor  
Office Suite with Parking

Net Internal Area: 3,509 ft<sup>2</sup> (303.80 m<sup>2</sup>) approx.

### Location

The property is located on Rocky Lane which is just off A38(M) Aston Expressway and benefits from excellent accessibility to the major motorway network via J6 M6 but also into Birmingham City Centre.

Nearby is Aston Train Station which services Birmingham's New Street Station which further provides regular services to London Euston.

Other public transport within the area allows for easy access to all parts of the City.

### Description

The property comprises fully refurbished office suite benefiting from impressive entrance lobby with two meeting rooms off, kitchen, shower and toilet facilities.

The first-floor space comprises an open plan suite with further toilets and fitted kitchen.

### Specification:

- Raised access flooring
- 2x meeting rooms on ground floor level
- Carpet flooring
- Feature LED lighting
- Comfort cooling / heating
- Aluminium double-glazed windows
- WC facilities to ground and first floor
- Shower facilities
- Extensive car parking available

### Accommodation

**Total (NIA) - 3,509 ft<sup>2</sup> (325.99m<sup>2</sup>) approximately**

### Rental / Terms

The offices are available to let on a new lease with length to be agreed at £45,617 per annum exclusive.

### Service Charge

A service charge is levied to contribute towards the maintenance and upkeep of communal areas, security, waste etc.

### Planning Use

We understand the property is allocated under Use Class B1(a) Office.

Applicants are advised to make their own enquiries to Birmingham City Council Planning Department.

### VAT

All prices quotes are exclusive of VAT, which we understand is payable.

### Services

The property has the benefit of all mains services.

### Legal Fees

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

### Availability

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

### Viewings

Strictly via the sole letting agent Siddall Jones on **0121 638 0500**

