

Unit 8, Highgate Craft Centre, Highgate Square,  
Birmingham, B12 0DU



**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

**TO LET**

Character Office Space

Net Internal Area: 200 ft<sup>2</sup> (18.58 m<sup>2</sup>)

### Location

The property occupies a prominent position close to the junction of Highgate Square with Moseley Road approximately one mile south east of Birmingham city centre in a mixed commercial locality.

The property is well situated for access to the Birmingham Middle Ring Road via Belgrave Middleway allowing easy access to the major roads serving the City Centre and surrounding conurbations.

The nearby Aston Expressway (A38M) provides quick access to the National Motorway Network via M6 Junction 6 (Spaghetti Junction) which is located only three miles due north.

### Description

The premises are accessed from the car park and comprise of a three-storey flat-roofed building previously used as residential flats for the fire brigade. It was extensively refurbished in 1980 and currently provides a range of 19 commercial and office units.

The subject vacant suite is on the second floor and benefits from an open plan office space with large windows providing excellent natural light.

### Accommodation

**Total (NIA) - 200 ft<sup>2</sup> (18.58 m<sup>2</sup>) approximately**

### Terms

The office is available to rent on a new FRI lease at £3,000 per annum exclusive (£250.00 PCM).

### Service Charge

A service charge is levied in respect of the maintenance and upkeep of communal areas and services such as waste disposal, cleaning etc.

We understand the current service charge to be £600.00 per annum (£50.00 PCM).

### VAT

All prices quoted are exclusive of VAT which we understand is payable on all outgoings within the lease.

### Business Rates

We understand the property qualifies for Small Business Rates Relief, subject to tenant's eligibility.

### Planning Use

We understand that the unit has planning permission under use classes B1a (Offices).

The property may be suitable for other uses subject to planning consent.

### Legal Costs

An in-house easy to understand lease is produced by the landlord at no cost to the ingoing tenant.

### Energy Performance Certificate

Available upon request from the agent.

### Viewings

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

