



Unit 9 Highgate Craft Centre
Highgate Square, Birmingham, B12 0DU

**Second Floor Character
Office Space with On-Site
Car Parking**

280 sq ft
(26.01 sq m)

Unit 9 Highgate Craft Centre, Highgate Square, Birmingham, B12 0DU

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 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.

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.

Terms

The office is available to rent on a new 12-month licence 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 outgoing 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.

Energy Performance Certificate (EPC)

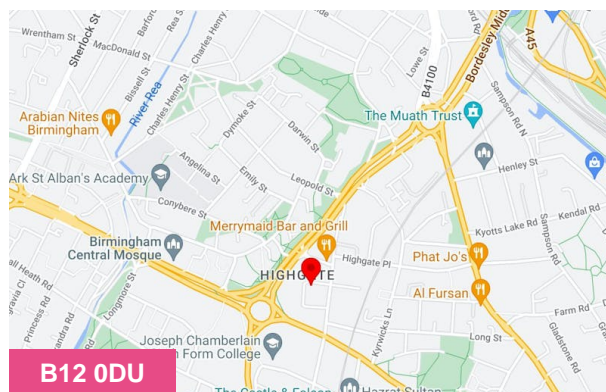
Energy Performance Certificate (EPC) Available upon request from the agent.

Legal Costs

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

Viewings

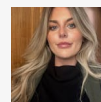
Viewings are strictly via the sole letting agent Siddall Jones.



Summary

Available Size	280 sq ft
Rent	£3,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Viewing & Further Information



Sophie Froggatt

0121 638 0500 | 07842013854

sophie@siddalljones.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 06/06/2024