



ONE
AVENUE
ROAD.

4,854 SQ FT- 12,818 SQ FT OFFICE SPACE TO LET
91 CAR PARKING SPACES

TO LET FIRST FLOOR 4,854 to 12,818 SQ FT

DESCRIPTION

1 Avenue Road is a 3 storey building plus lower ground floor within which the first floor is available for immediate occupation. The office accommodation offers fitted out accommodation benefiting from suspended ceilings with mineral fibre tiles and LED lighting, air conditioning cassettes, kitchen facilities, several individual offices, a large meeting room, breakout space, printing areas, banks of 6 or 8 desks either side of a central walk way, and male and female WC's. There is an area on the floor extending to c5,000 sq ft that is open plan that does not benefit from existing fit out .

A unique facility that the building can offer is on the lower ground floor, where there is a large canteen as well as a gym and shower facilities, and 4 separate meeting rooms that have the ability to open up to create one large conference suite.

LOCATION

The building is located to the North of Birmingham City Centre offering immediate access to the Aston Expressway leading to Junction 6 of the M6 providing excellent communications links to the national motorway network. The location also benefits from good bus links, and is a short walk to the city centre and Aston railway station.



Net Internal Area
4,854 to 12,818
sq ft



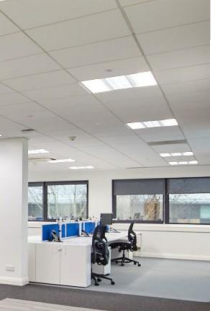
EV Potential
10 Charging Points



Car Parking
91 Spaces



EPC Rating
C (68)



TERMS

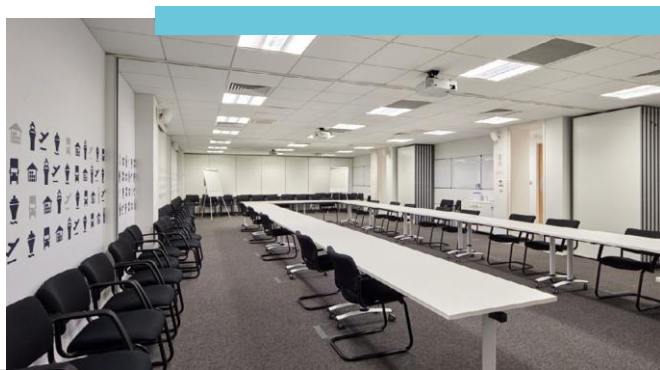
The building is held on a lease due to expire April 2028. The first floor is available by way of a sub lease.

RENT & SERVICE CHARGE

Available on application.

BUSINESS RATES

The occupier is to make their own enquiries with Birmingham City Council.



FACILITIES

The building offers:

- A large canteen
- Gym
- Shower
- 4 separate meeting rooms
(can be combined to create one large conference suite)



FLOOR	SQ FT	SQ M
Fitted Space	7,964	739.87
Future Expansion	4,854	449.27

CAR PARKING

91 spaces
Ratio 1:141 SQ FT

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ONE AVENUE ROAD.

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