

Cottons

CHARTERED SURVEYORS

Office 1, St. Marys House,
68 Harborne Park Road, Harborne,
Birmingham, B17 0DH

£575 PER CALENDAR MONTH



- Only OFFICE 1 NOW AVAILABLE - 243 SQ FT
- Fully Refurbished Accommodation
- All bills, utilities, communal
- Service Office Space Available in Premium Harborne Location
- £575 pcm
- Available Now

Cavendish House, 359 - 361 Hagley Road, Birmingham, B17 8DL
Tel: 0121 247 2233 Email: auctions@cottons.co.uk
cottons.co.uk

A rare opportunity to let PREMIUM REFURBISHED OFFICE SPACE in CENTRAL HARBORNE. Rent INCLUDES all utilities, rates, communal maintenance and cleaning and insurance. ONLY OFFICE 1 NOW AVAILABLE. RENT: £575 Per Calendar Month - £6,900 Per Annum

Location

St Mary's House is located in a highly popular location on the corner of Harborne Park Road (A4040) and Vivian Road in a residential location on the perimeter of the local village centre.

Conveniently situated; - Circa. 250 metres from Harborne High Street, - Circa. 1.2 miles from University Train Station, - Circa. 3.4 miles from Birmingham City Centre.

Description

A beautifully refurbished detached property constructed around the 1900s which has been refurbished and extended throughout. Retaining a host of original features. The property has been converted into office space, offering flexible accommodation to tenants.

Accommodation

The accommodation available is on the first floor and comprises;

Office One

22.65 sq m (243 sq ft)

Communal Areas

With secure communal entrance door, hallway, stairs and corridors. Offices benefit from the use of a communal kitchen and communal W.C.

Lease Terms Available

Office 1 is available to let with the significant benefit of the rent covering all utility bills, rates, buildings insurance and cleaning and maintenance of communal areas.

A minimum term of 12 months would be considered.

Parking

The development does not come with the parking amenity, however parking is available to let via Harborne Cricket Club nearly opposite the development for £2.40 including VAT (£2 plus VAT) per vehicle per working day (£12 including VAT per week).

RENT

Office 1 - £575 pcm.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

Need a solution with a property matter? Cottons can assist;

Residential Sales	0121 247 4747 sales@cottons.co.uk
Auctions	0121 247 2233 auctions@cottons.co.uk
Property Management	0121 247 2030 property@cottons.co.uk
Landlords Property Insurance	0121 247 2030 insurance@cottons.co.uk

Residential Lettings	0121 247 2299 lettings@cottons.co.uk
Commercial Sales & Lettings	0121 247 4747 commercial@cottons.co.uk
Energy Performance Certificates	0121 247 2299 epc@cottons.co.uk
RICS Valuation Surveys	0121 247 4747 sales@cottons.co.uk

Cottons

CHARTERED SURVEYORS

First Floor Offices, St. Marys House

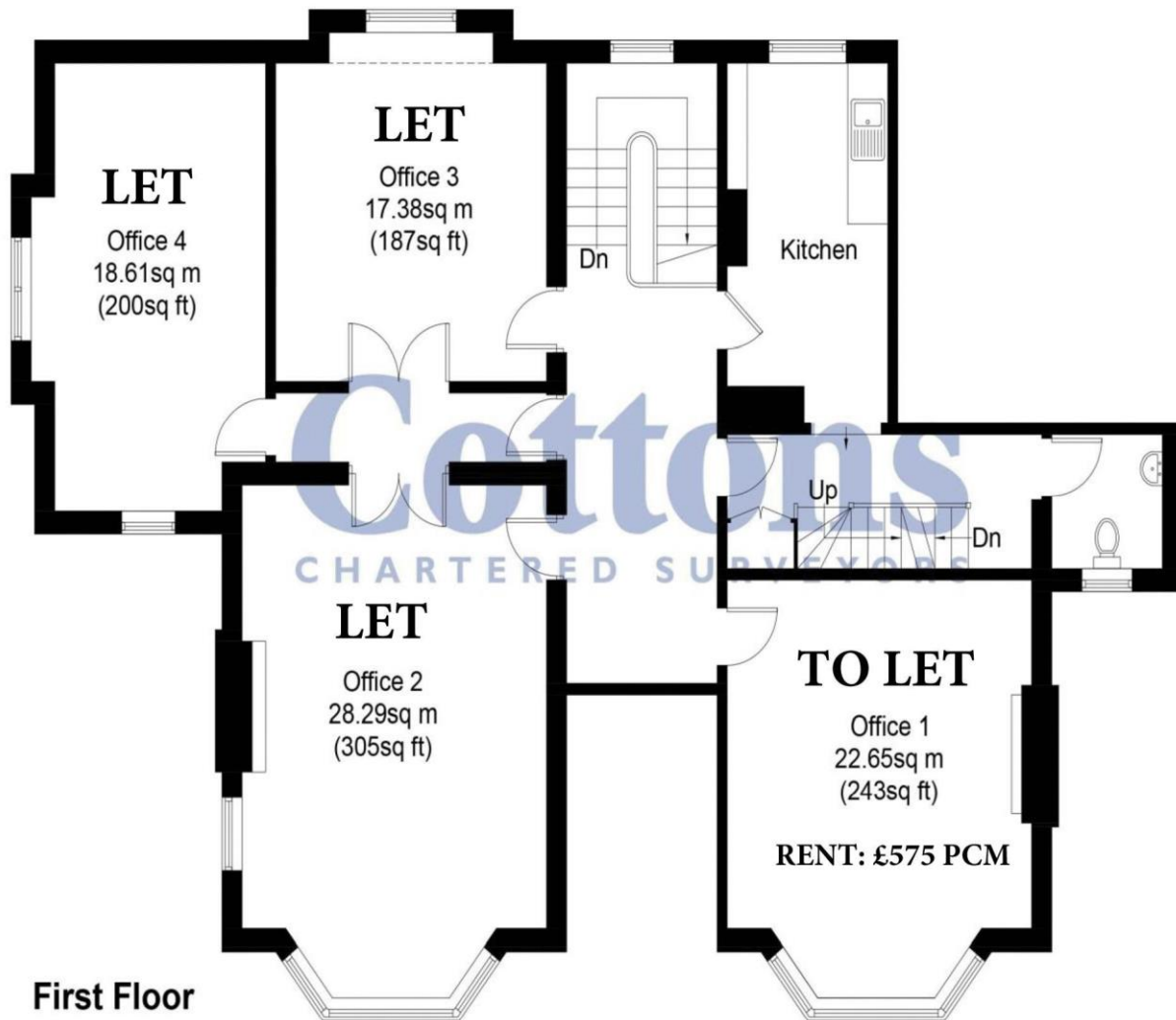


Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID733107)