



Office Suite at Euro House, Birch Lane Business Park, Aldridge, Walsall, WS9 0NF

- Newly Refurbished Office Suite
- 659 sq ft (61.22 sq m)
- Rural location within easy access of the motorway network
- Air Conditioning
- EPC Awaited



Printcode: 20260109

Office Suite at Euro House

Birch Lane Business Park,
Aldridge

LOCATION

Euro House is located approximately 2 miles east of Aldridge town centre being accessed via Chester Road (A452) approximately 1/2 mile to the north. The immediate area is predominantly rural whilst providing direct links to the national motorway network. Euro House is positioned to the front of an established business estate and provides ground and first floor office suites together with ample parking and meeting room facilities.

DESCRIPTION

Following a recent refurbishment programme, the property provides 24/7 access via electrically operated gates together with an external CCTV system, LED lighting and air conditioning. The office provides a 'dog friendly' environment and responsible owners are able to bring their pet to work.

ACCOMMODATION

All measurements are approximate:

Office	Sq Ft	Sq M
5	115	10.68
6	165	15.33
7	258	23.97
8	121	11.24
Total	689	61.22

The office benefits from access to shared WC and kitchen facilities together with an onsite meeting room.

Car Parking

6 car parking spaces.

RENT

£10,800 pax per annum plus VAT.

VAT

VAT is charged in addition to rents and other outgoing on the site.

LEASE

A term to be agreed between the parties.

TERMS

Internal repairing and insuring basis.

WATER & WASTE CONTRIBUTION

This is currently £180 per annum.

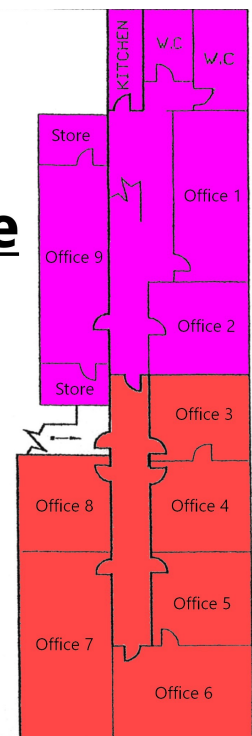
UTILITIES

Office suites are sub-metered individually and these are read by the Landlord on a periodic basis and consumption is recharged back to the Tenant plus VAT.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 – office measurements can be made available by request.

Euro House



PROPERTY REFERENCE

CA/BP/2483/ELH

LOCAL AUTHORITY

Walsall Metropolitan Borough Council Tel: 01922 650000.

RATEABLE VALUE / RATES PAYABLE

To be reassessed.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate awaited.

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of common parts and areas. This is presently £240 per annum plus VAT.

BUILDING INSURANCE

The building insurance for the current year is £240 per annum plus VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs. The Landlord has a standard short term lease, a copy of which can be made available for inspection.

AVAILABILITY

Immediate.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.

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4 Hallcourt Crescent, Cannock
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Office 5



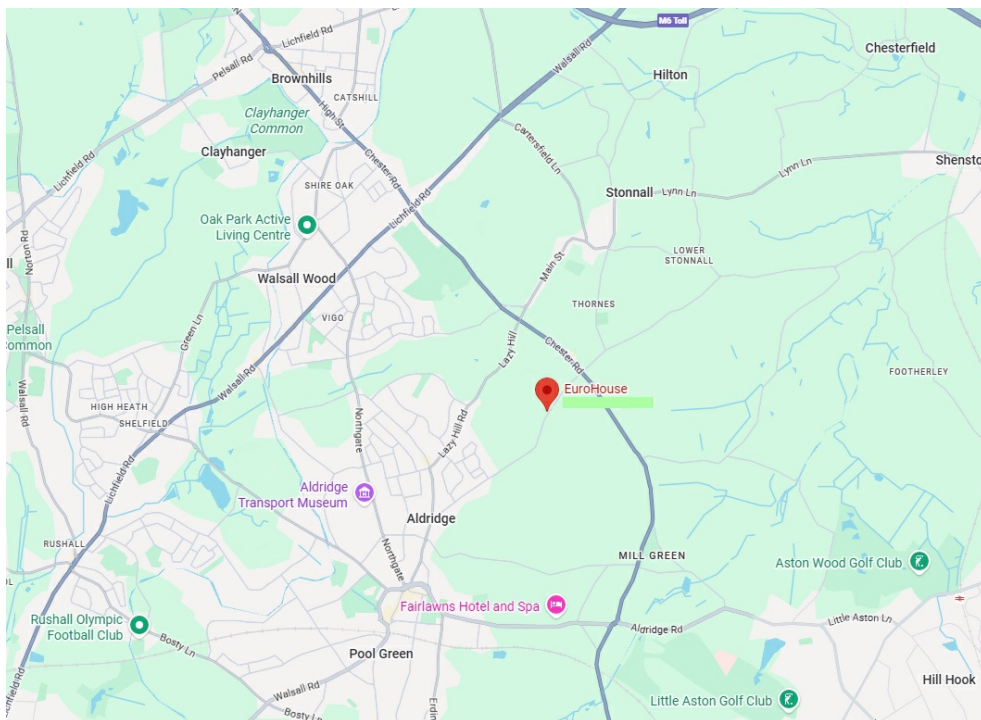
Office 6



Office 7



Meeting Room



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