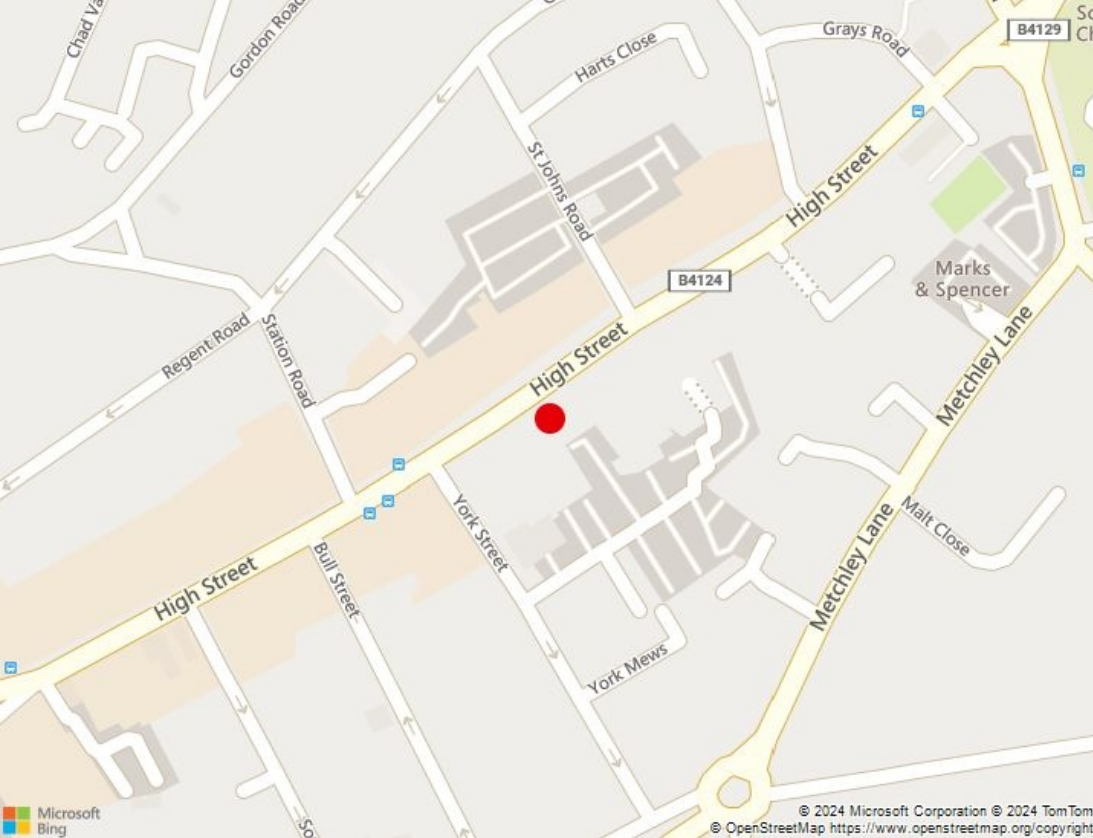


OFFICES TO LET

70 High Street, Harborne, Birmingham, West Midlands, B17 9NJ

1,268 - 3,804 SqFt (117.8 - 353.39 SqM) | £10.00 per sq ft pax





KEY FEATURES

- Prominent location
- Located in the heart of Harborne
- Neighbouring retailers include Sainsbury's Local and Rudy's Pizza
- To be refurbished to meet tenant requirements.
- Available as a whole or on a floor by floor basis.
- New lease

LOCATION

The premises are prominently situated towards the northern end of Harborne High Street with notable occupiers in close proximity to include Sainsbury's Local, Marks and Spencer's Simply Food and Rudy's Pizza.

DESCRIPTION

Second, Third and Fourth floor offices all of which are approached by way of a separate entrance to the side of the building, just off the High Street and available as a whole or on a floor by floor basis.

The offices are subject to refurbishment, the specification of which can be tailored to an individual tenants requirements.



Area	SqFt	SqM
Second Floor Offices - LET	1,268	117.8
Third Floor Offices - LET	1,268	117.8
Four Floor Offices - UNDER OFFER	1,268	117.8
Total Floor Area	3,804	353.39

70 High Street, Harborne, Birmingham, West Midlands B17 9NJ



TERMS

The premises are available by way of a new Lease, the length of which is to be agreed on negotiation.

ASKING RENT

£10.00 per sq ft pax

EPC

Energy Performance Certificate available upon request.

BUSINESS RATES

Rateable Value £12,250 obtained from the Valuation Office Rating List for (2nd & 4th Floor)
£11,250 for the 3rd Floor.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable.

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson-Perkins

DDI: 0121 321 3441

Mob: 07738 713829

E: eleanor.robinson@burleybrowne.co.uk

70 High Street, Harborne, Birmingham, West Midlands B17 9NJ



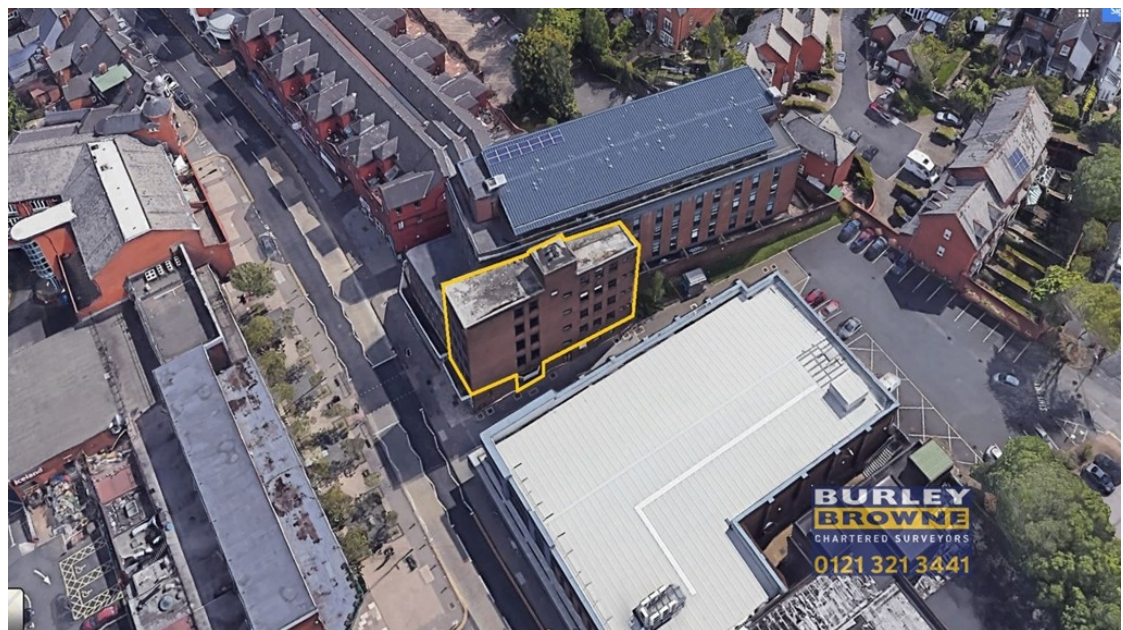
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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

Notes

Schedule of Existing Accommodation

Gross internal area of each floor level
- 146.9sq.m (1580sq.ft)

Gross internal area of each floor level excluding
stairs, lobby and lift areas
- 128.2sq.m (1380sq.ft)



EXISTING
FIRST FLOOR PLAN



EXISTING
SECOND FLOOR PLAN



EXISTING
THIRD FLOOR PLAN



EXISTING
FOURTH FLOOR PLAN



Client Euroasia Properties Ltd		Project 70, High Street, Harborne, Birmingham, B17 9JW	
BREAKWELL DESIGN		Tel: 0121 2610077 / 0171 334 8880	
Draw title Existing Floor Plans	Date June 2016	Project no. 418	Draw no. 01