



RENT
On Application



Suite B, Harborne Court
Birmingham, B15 3BU

Leasehold | Offices | 3,515 Sq Ft (327 Sq M)



TO LET



Location

Harborne Court is situated on Harborne Road which is in close proximity to Five Ways, Hagley Road, and Greenfield Crescent. Greenfield Crescent is situated in the heart of Edgbaston's commercial district and Edgbaston Village, a vibrant leisure and lifestyle location. Outside the Clean Air congestion charge zone, it is a few minutes walk to Five Ways train station and Edgbaston Village Metro stop, and easy walking distance to Brindley Place, Centenary Square and Birmingham city centre.



Description

Suite B is situated on the ground floor of Harborne Court and is accessible via the main entrance side door. Internally the property offers a mixture of cellular and open-plan space. It has a high-quality fit out and the floors are accessible via stairs. Car parking is available to the property on the side of the property in allocated spaces, alternatively, space is available in the area on a separate licence fee arrangement.



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Suite	Sq Ft	Sq M
Suite B	3,515	327



Amenities



Meeting Rooms



Suspended Ceilings



Kitchen



Transport Links



Rail



High Speed Internet



Further information

Lease Terms

The premises are to be let by way of a new lease on terms to be agreed. Tenants to pay for their own heating and electricity

Tenure

Leasehold.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

Rateable Value: £36,750.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

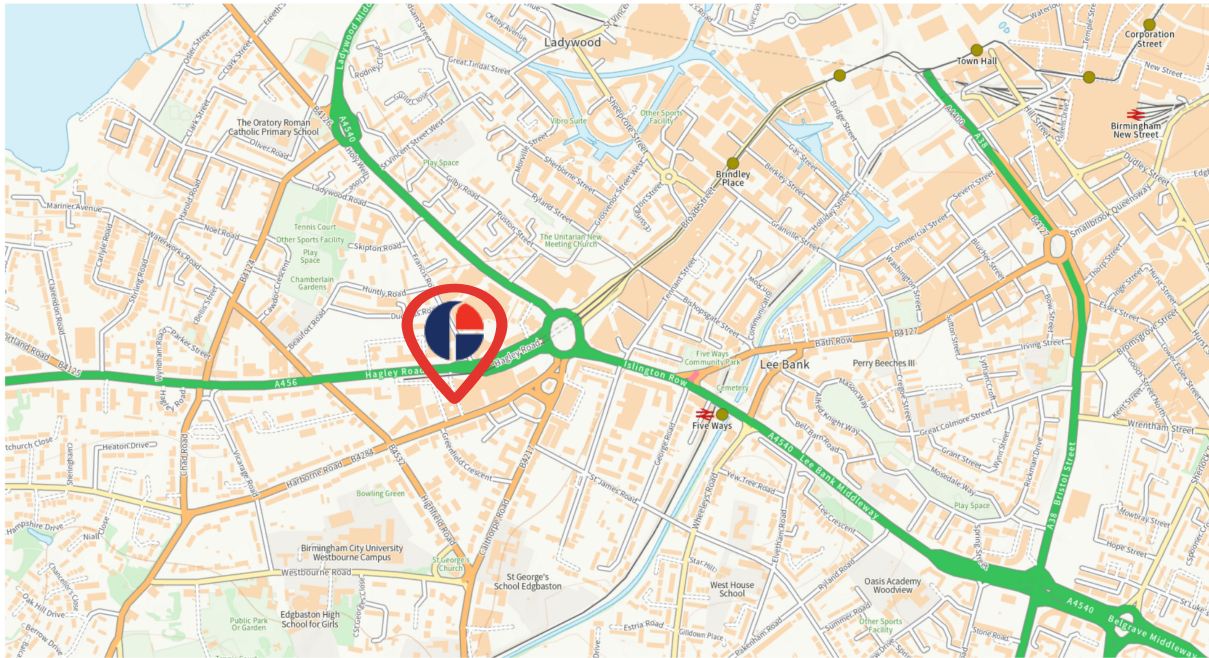
Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

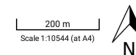
VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Harborne Court, Birmingham



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Approximate Travel Distances



Locations

- Birmingham - 3 miles
- Harborne - 2.1 miles
- Junction 3 M5 - 5.4 miles



Nearest Station

- New Street - 1.9 miles
- Five Ways - 0.9 miles



Nearest Airport

- Birmingham International - 12.5 miles



Viewings



Charles Warrack



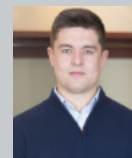
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Particulars dated June 2023. Photographs dated June 2023.