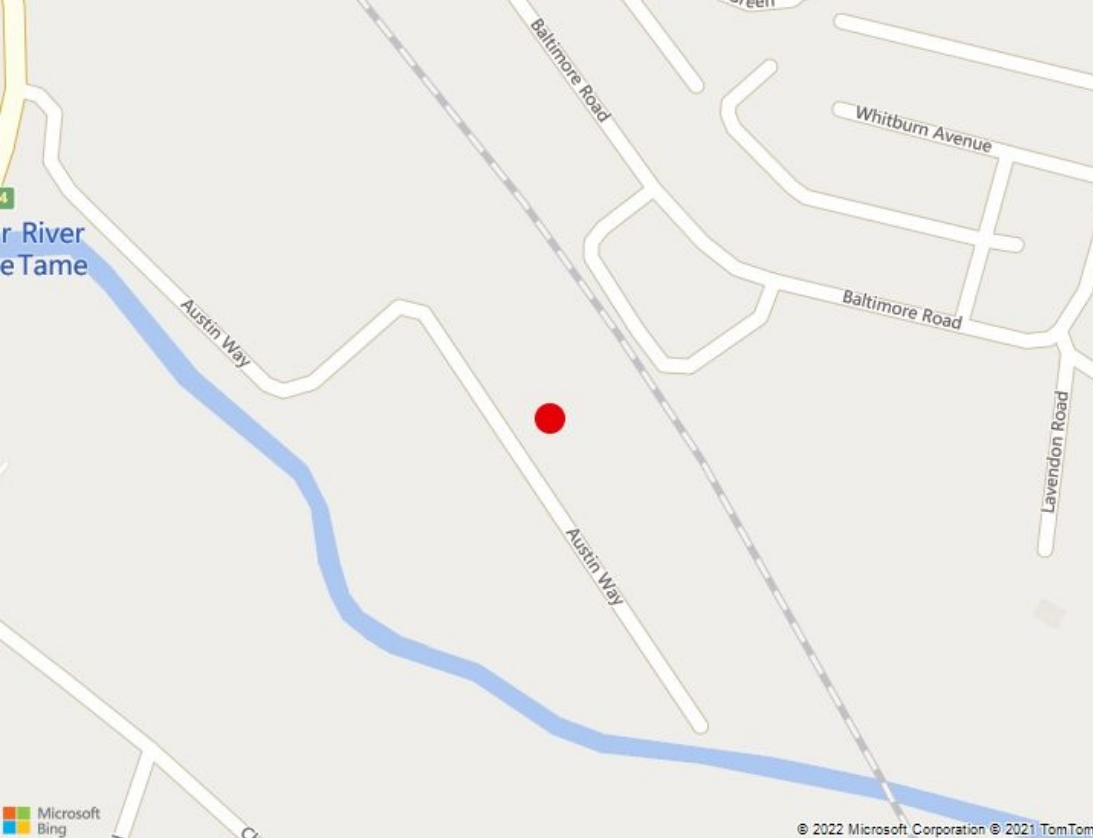


FLEXIBLE OFFICE SUITE TO LET

Nuvo House, Austin Way, Great Barr, Birmingham, West Midlands, B42 1DU

170 SqFt (15.79 SqM) | £650.00 per calendar month





KEY FEATURES

- Excellent location being close to Hamstead Village.
- Within short driving distance of Junction 7 of the M6 motorway.
- Close to all local amenities including the railway station and A34 trunk road.
- Open plan office suite with air conditioning.
- Flexible terms available.
- New Lease

LOCATION

The property is located on Austin Way being a short distance from its junction with the B4124 Hamstead Hill and Old Walsall Road and is situated a short distance from Hamstead Village. Local occupiers include Paul Carr Estate Agents, Scriven's Opticians, Papa John's Pizza and William Hill. Hamstead Railway Station is located in close proximity providing regular services into Birmingham New Street and Walsall. The Scott Arms Shopping Centre is located approximately 1 mile north and is home to a variety of national operators to include Greggs, Dominos, TSB and Poundland.

DESCRIPTION

The property is situated on Austin Way at the entrance to the established Hamstead Industrial Estate. The first floor office is accessed via an entrance door off Austin Way and comprises an open plan suite which has been refurbished to include carpeting, suspended ceiling, LED lighting, perimeter trunking and air conditioning. The communal areas of the first floor has been refurbished to include a new kitchen and shared WCs. A dedicated lease line is also available into the building. Car parking is available on a first come first served basis at the property.

Area	SqFt	SqM
Ground Floor	170	15.79
Total Floor Area	170	15.79



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TERMS

The property is available by way of a six month licence and monthly thereafter by completion of a standard licence agreement.

ASKING RENT

£650.00 per calendar month

EPC

Energy Performance Assessment available upon request.

BUSINESS RATES

Quoting rental includes a contribution to the business rates and therefore no separate assessment is available for the suite.

LEGAL COSTS

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

VAT

All figures are exclusive of VAT which we understand will be applicable.

VIEWING

Strictly by prior appointment, please contact:

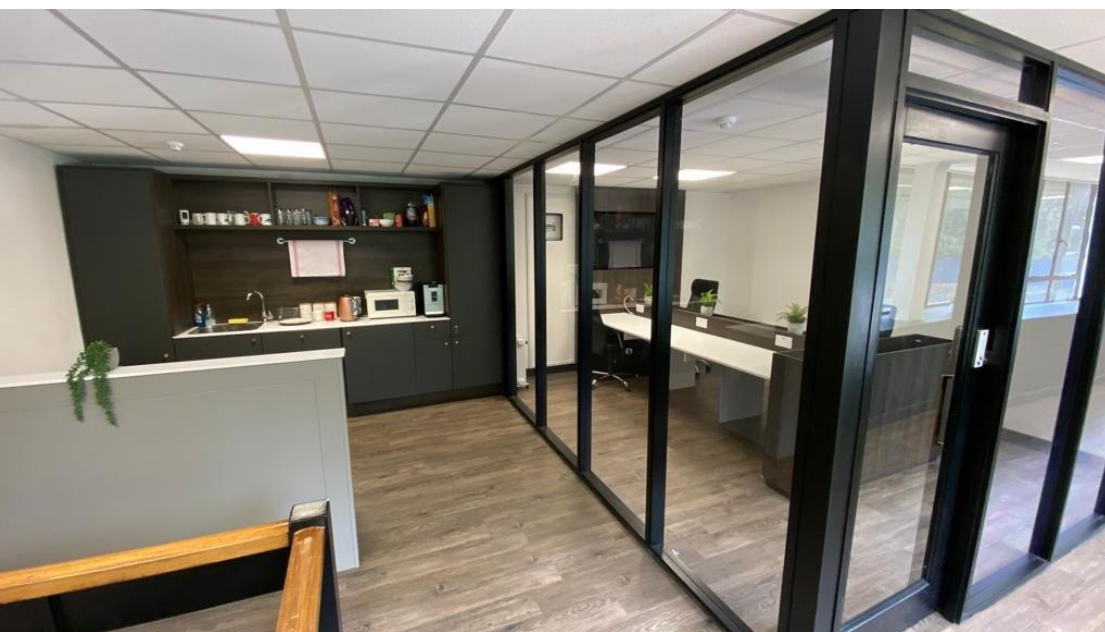




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