

To Let

5 Digbeth

Birmingham B5 6BH

Office
with secure parking



- 217 sqm / 2338 sqft Net lettable approx
- Self contained office building
- Secure 2 car garaging
- Fully refurbished
- Available on flexible lease terms
- Under 75 yards to Selfridges & The Bullring and adjoining the Wholesale Markets
- Facing the Beorma Quarter redevelopment of offices, restaurants, retail & residential where Phase 1 of the development is now on site
- Opposite the Wholesale Markets planned redevelopment area

Location – The property is located fronting on to Digbeth with the benefit of rear frontage on to Moat Lane overlooking the Markets. Centrally located and within easy walking distance to Moor Street & New Street rail stations, Digbeth Coach Station and bus stops 5 Digbeth provides a rare opportunity to secure a self contained office building with secure garage parking in the city centre. % Digbeth faces the Beorma quarter which has consent for a large mixed use scheme and where initial works have commenced and opposite the Wholesale Markets redevelopment site.

Description – Comprising a four storey mid terraced property offering ground floor car parking / garaging disabled WC, storage with three floors of offices above. There are 3 toilets on half landings and two kitchens. The office areas have suspended ceilings, lighting, and carpet, the stairway and toilet / kitchen areas have Amtico flooring. Gas fired central heating is provided throughout. Access to the ground floor secure garage parking is via an electric roller shutter door on to Moat Lane.

Accommodation – Ground floor – Entrance hall on to Digbeth, disabled WC, archive store – 9.84sqm / 106sqft, access to rear garage for 2 cars [with vehicular access off Moat Lane]. First floor – Offices – 74.4sqm / 801sqft. Second floor – Offices – 74.4sqm / 801sqft. Third floor – Offices – 68.37sqm / 736sqft, Kitchen – 6.03sqm / 65sqft. These areas have been measured in accordance with the 6th Edition of RICS Code of Measuring Practice and relate to approx net lettable / GIA floor space.

Tenure - The unit is available to let on flexible lease terms for up to 9 years with provision for regular rent reviews in an upward only direction at the expiry of every 3rd year. The lease will effectively be drawn on a full repairing and insuring basis.

Rent – On application, to be payable quarterly in advance by banker's standing order.

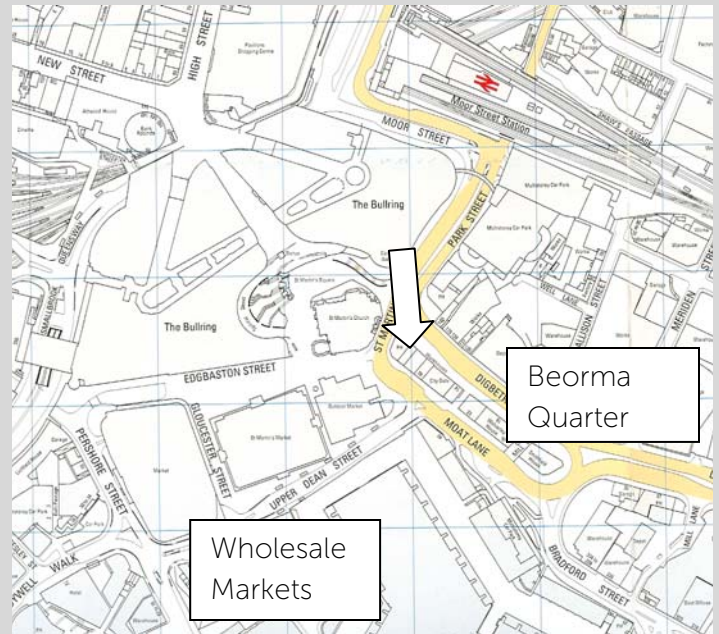
Business Rates - The VOA www lists the property as "Offices and premises" with a rateable value of £16,500 effective from the 1st April, 2010. Business Rates for 2011/2012 are £0.433 in the £. Interested parties may qualify for rate relief and should make their own enquiries of the City Council & VOA.

Services - The property benefits from mains water, drainage, gas, electricity and telecoms. None of the services in the property have been tested and an ingoing occupier must satisfy themselves as to the suitability for their own purposes. No warranty is given in this regard.

EPC – See below.

Legal costs - The incoming tenant is to make a contribution of £500 + VAT towards the landlord's legal costs.

VAT - VAT will not be payable on the rent but the landlord reserves the right to opt tax at any time.



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Estate Agents Act 1969. Please note that Charles Smith is a part owner in this property.

For further information & viewing arrangements contact –

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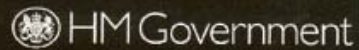
Important notice

Boston Fieldgate for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser, or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Information given is entirely without responsibility on the part of Boston Fieldgate or the seller / lessor.
2. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulation or other consent has been obtained. All matters must be verified by any intending purchaser or lessee.
3. No person in the employment of Boston Fieldgate has any authority to make or give representation or warranty whatsoever in relation to this property.

Energy Performance Certificate

Non-Domestic Building



5, Digbeth
BIRMINGHAM
B5 6BH

Certificate Reference Number:
0940-0839-0519-4802-1092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

148 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	356
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	83.92

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

83 If typical of the existing stock