

TO LET NEW GRADE A OFFICES

THREE DEVON WAY

Longbridge, Birmingham, B31 2TS



Key Highlights

- 4,425 sq ft (411 sq m)
- Excellent location and profile
- Close to M42/M5
- Grade A new build
- Comfort cooling
- Raised floor
- 14 parking spaces
- Flexible lease terms

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Location

Three Devon Way offers a high profile working environment at the heart of Longbridge Town Centre. Retail facilities in the immediate vicinity include Marks & Spencer, Sainsbury's and Boots. The retail facilities have a large car park within walking distance of the building that has free parking for three hours and a competitive charging rate for longer stays adding wider parking opportunities within a short walk.

Fronting Longbridge Lane, the location offers efficient access to the Midlands motorway network with easy connections to both the M5 and M42.

Public transport facilities are equally as strong with the refurbished Longbridge rail station being within walking distance, as are the comprehensive bus routes offered by the main arterial route, the Bristol Road.

Accommodation & Specification

The available space is situated on the ground floor of a new Grade A building that offers an efficient and impressive working environment. The new build specification includes;

- Comfort cooling
- Full access raised floor
- LED lighting
- Dedicated car parking
- Open plan office space
- Manned reception

Lease Terms

The accommodation is offered on a flexible short term lease. Further details are available by request .

Rent

Available upon application.

Service Charge

A service charge will be levied to covers costs of communal and wider services provided.

Business Rates

The ingoing tenant will be responsible for rates payable in relation to the demise. We recommend that interested parties make their own enquiries to the local authority.

VAT

VAT is payable at the prevailing rate.

EPC

Building due for completion late February - EPC to be confirmed.

Legal Costs

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



Contact

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