


Greybrooke

*** LOCATED OUTSIDE CONGESTION CHARGE ZONE ***

## OFFICE SPACE

# TO LET 800 sqft (approx.)

**Suite A12, Radshape Park, Shefford Rd, Birmingham B6 4PL**

MODERN SELF CONTAINED OFFICE | FREE PARKING | 24 HOUR PRIVATE ACCESS

PROPERTYLINK MIDLANDS
0121 200 3344
propertylink.co.uk

# KEY POINTS

- GROUND FLOOR
- GLAZED FRONTAGE
- 24 HOUR ACCESS
- FULLY REFURBISHED
- M6 / A38(M) / A34
- FREE PARKING
- NEW LED LIGHTING
- GOLDEN-TRIANGLE LOCATION
- CONGESTION-ZONE FREE

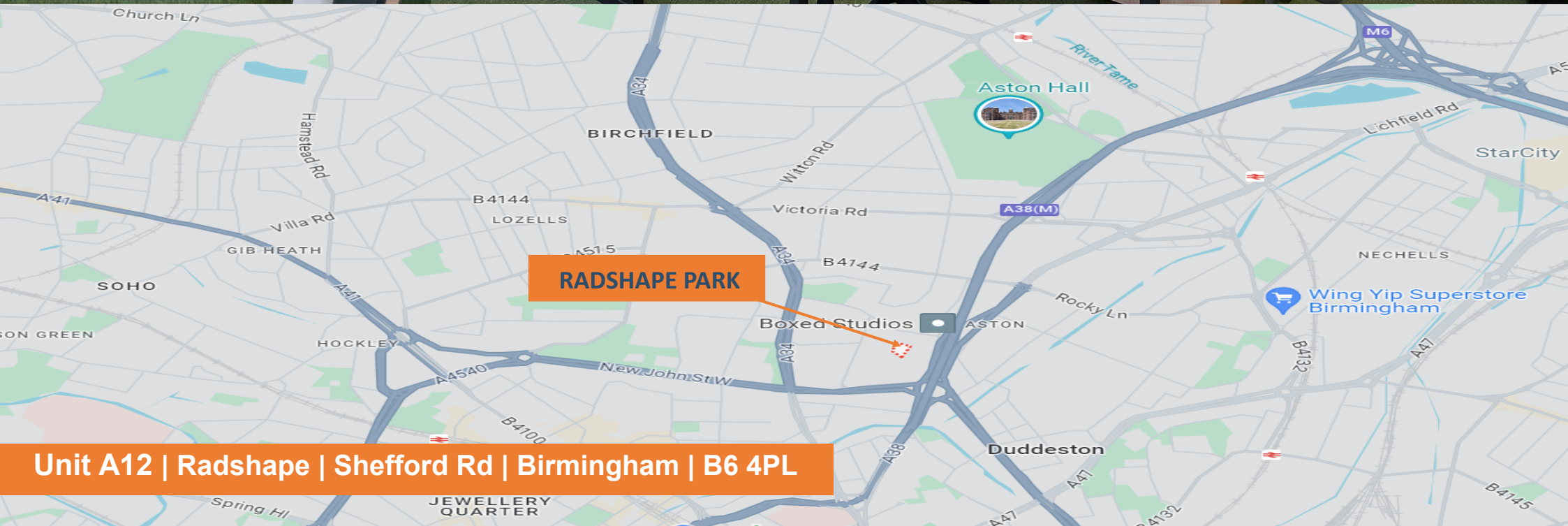




A12 | Radshape Business Park








**Unit A12 | Radshape | Shefford Rd | Birmingham | B6 4PL**

## LOCATION

Radshape is situated in a prime location in Aston on the outskirts of Birmingham City Centre, directly adjacent to the A38M Aston Expressway with J6 M6 North 7 South bound 5 mins from the premises. The premises are less than 1 mile from Birmingham City Centre and Business District. The premises are also adjacent to the A34 Ring Road and the M5 is easily accessible being less than 8 miles away. The site sits within the Golden Triangle Location for distribution with the Royal Mail main sorting hub less than 200 yards from the premises providing excellent distribution for online and parcel reliant companies. The premises further benefit from being located outside the chargeable clean air zone saving thousands.

## DESCRIPTION

The offices are newly created and fully fitted out for occupiers who require private office space without sharing access or communal areas. Suite A12 is designed for occupiers who require offices and direct parcel deliveries or studio space privately available 24 / 7. Internally the premises benefit form open plan office space and a private office area. There is also WC facilities and kitchen area. The premises benefit from free on road parking. The premises are accessed via a large floor to ceiling glazed aluminium door. The premises are carpeted throughout. The premises are in excellent condition. Surrounding occupiers Royal Mail, CEF, BSS, Guest Trucks, VW, National Express etc.

## PLANNING

We understand that the property benefits from B1, B2, B8 uses, however, we advise all interested parties to make their own enquiries with the relevant local authority.

## SERVICES

We understand that the property benefits from an electric connection and a water feed.

## VAT / BUSINESS RATES

We understand VAT will be levied to the rental. All interested parties with regards business rates are advised to make their own enquires to the local authority.

## COMMUNAL AREA CHARGE

A contribution is payable in respect of maintenance and management of estate communal areas.

## PRICE / AVAILABILITY

Price On Application. Available immediately, subject to contract.

All enquiries to:


PROPERTYLINK MIDLANDS
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propertylink.co.uk


**In association with:**

Greybrooke





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**Misrepresentation Act.**

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