

# nattrassgiles

Chartered Surveyors & Commercial Property Consultants



## TO LET

UNIT 5  
BATH COURT, BATH ROW, EDGBASTON,  
BIRMINGHAM, B15 1NE

2,397 SQ FT

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[www.nattrassgiles.com](http://www.nattrassgiles.com) // [agency@nattrassgiles.com](mailto:agency@nattrassgiles.com)  
Regent Court, 68 Caroline Street, Birmingham, B3 1UG

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## ACCOMMODATION

**Total (NIA)** - **2,397 sq. ft. approx.**

## PRICE

Details upon Request

## TENURE

The property is available on a Full Repairing and Insuring lease on terms to be agreed.

## LEGAL COSTS

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

## BUSINESS RATES

The tenant will be responsible for the payment of business rates.

## PLANNING

We understand that the unit has planning permission under use classes B1 (Offices) and D1 (Non Residential Institutions). The property may be suitable for other uses subject to planning consent.

## AVAILABILITY

The property is available immediately, subject to the completion of legal formalities.

January 2011

## LOCATION

The property occupies a highly prominent position being situated at the junction of Bath Row and Islington Row a short distance from Five Ways at which point the Hagley Road, A456, joins with Broad Street and the Middle Ring Road.

The property benefits from excellent public transport, being situated opposite Five Ways railway station and is in close proximity to the International Convention Centre, National Indoor Arena, The Mail Box and Birmingham City Centre itself.

## DESCRIPTION

The premises comprise a modern brick built office building in a development of similar properties and benefiting from allocated underground car parking spaces.

The property is heated by way of gas fired central heating system and has the benefit of suspended ceilings with CAT II inset lighting, carpets, toilets and kitchen facilities. The property has its own separate entrance and reception area.

**Viewing strictly by appointment via sole agents Natrass Giles on 0121 333 3363**

**Natrass Giles // Regent Court, 68 Caroline Street, Birmingham, B3 1UG**

**T: 0121 333 3363  
advice@natrassgiles.com // www.natrassgiles.com**

### Legal Disclaimer:

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