

# MILL HOUSE, 7 MILL STREET

TWO STOREY OFFICES  
PROMINENT POSITION AT JUNCTION  
A38/ASTON EXPRESSWAY



No7 MILL STREET,  
ASTON,  
BIRMINGHAM B6 4BS

**3,147 sq ft (292.37 sq m)**

With parking

  
**Philippa  
Pickavance**  
REAL ESTATE  
**0121 454 4676**  
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# TO LET PROMINENT OFFICES BUILDING CLOSE TO BIRMINGHAM SCIENCE PARK, ASTON



## Location

The premises have a very prominent position. It fronts Mill Street a cul de sac that leads to Motorway Trading Estate, a mixed use estate a few hundred meters from Birmingham Science Park Aston and Aston University. However the main vehicular access to Mill St is via the feeder road off Dartmouth Circus, where the A38M Aston Expressway, turns into the A38, which also giving direct access on to Birmingham City Centre. Dartmouth Circus also giving access to the Middle Ring Rd (A4540).

## Local Amenities

Within close walking distance of café facilities on the Science Park and University, plus 10 minute walk from Birmingham City centre and full amenities. The premises are also diagonally opposite the large Matalan store on Dartmouth Circus.

## Description

A two storey brick built office building, with flat roof and part double and part secondary glazed windows. The building has had some sub division to provide reception, meeting room and staff break out area on the ground floor, but is otherwise mainly open plan offices with a floor to ceiling height of 2.78m. Specification includes; painted papered walls, solid and mainly carpeted floors, perimeter trunking, mainly surface mounted lighting, central heating plus some Fujitsu wall mounted air conditioning units. WCs are located on both floors and stairs give access between ground and first floors.

Externally there is a forecourt providing parking for 6-7 cars.

## Accommodation

We have measured the premises in accordance with the RICS code of measuring practice 6th addition and confirm the following approximate net internal areas;

	Sq Ft	(Sq m)
Ground Floor	1,534	(142.54)
First Floor	1,613	(149.83)
<b>Total</b>	<b>3,147</b>	<b>(292.37)</b>

## Tenure

The building is available to let on a new lease at terms to be agreed, but outside the Landlord & Tenant Act 1954, Part 2 with regards security of tenure. Please contact the agent for details.

## Energy Performance Certificate (EPC)

The premises has an EPC rating of D(79). Available upon request.

## Rateable Value

The premises is listed as 'Office & Premises' in the 2017 Rating List, with a rateable value of £26,750. It is the ingoing occupiers responsibility to confirm the RV details and rates payable.

## Legal Costs

Each side will be responsible for their own legal costs.

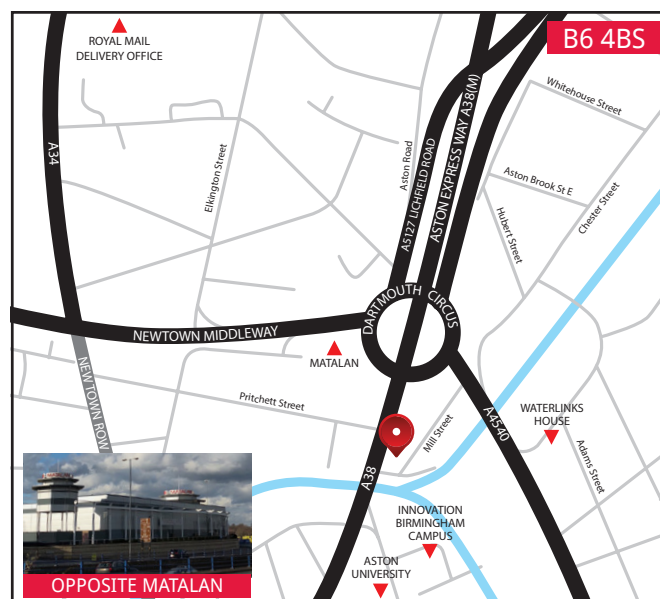
## VAT

VAT is paid on rent or any service charge.

## Viewing and Further Information

By appointment with the sole agent;

**Philippa Pickavance** - 0121 454 4676  
pp@philippapickavance.co.uk



Subject to contract

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