

# UNIT TO LET

Unit 4, Corkfield,  
Edgbaston



## LOCATION

This property is located on the ground floor of a new residential development adjacent to Edgbaston Cricket Ground. The scheme is uniquely located adjacent to, **Edgbaston Cricket Stadium, Cannon Hill Park**, and facing onto the main arterial Pershore Road.

## DESCRIPTION

Corkfield is a mixed-use development with 375 BTR apartments and 15,000 sq ft of retail and leisure space in the wealthy Edgbaston suburb of Birmingham.

The unit is presented in shell specification with capped off services.

## ACCOMODATION

The premises comprise of the following approximate floor area:

**Ground Floor:** 188 sq. m 2,021 sq. ft

## TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## EPC

A copy of the EPC is available upon request.

## RENT

**£29,000** per annum exclusive of rates, service charge and VAT.

## SERVICE CHARGE

There is an annual service charge estimated at - **£2,001 pa.**

## RATEABLE VALUE

The property has not yet been assessed for business rates. We advise all interested occupiers to make contact with the Valuation Office Agency for a Rateable Value estimate.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

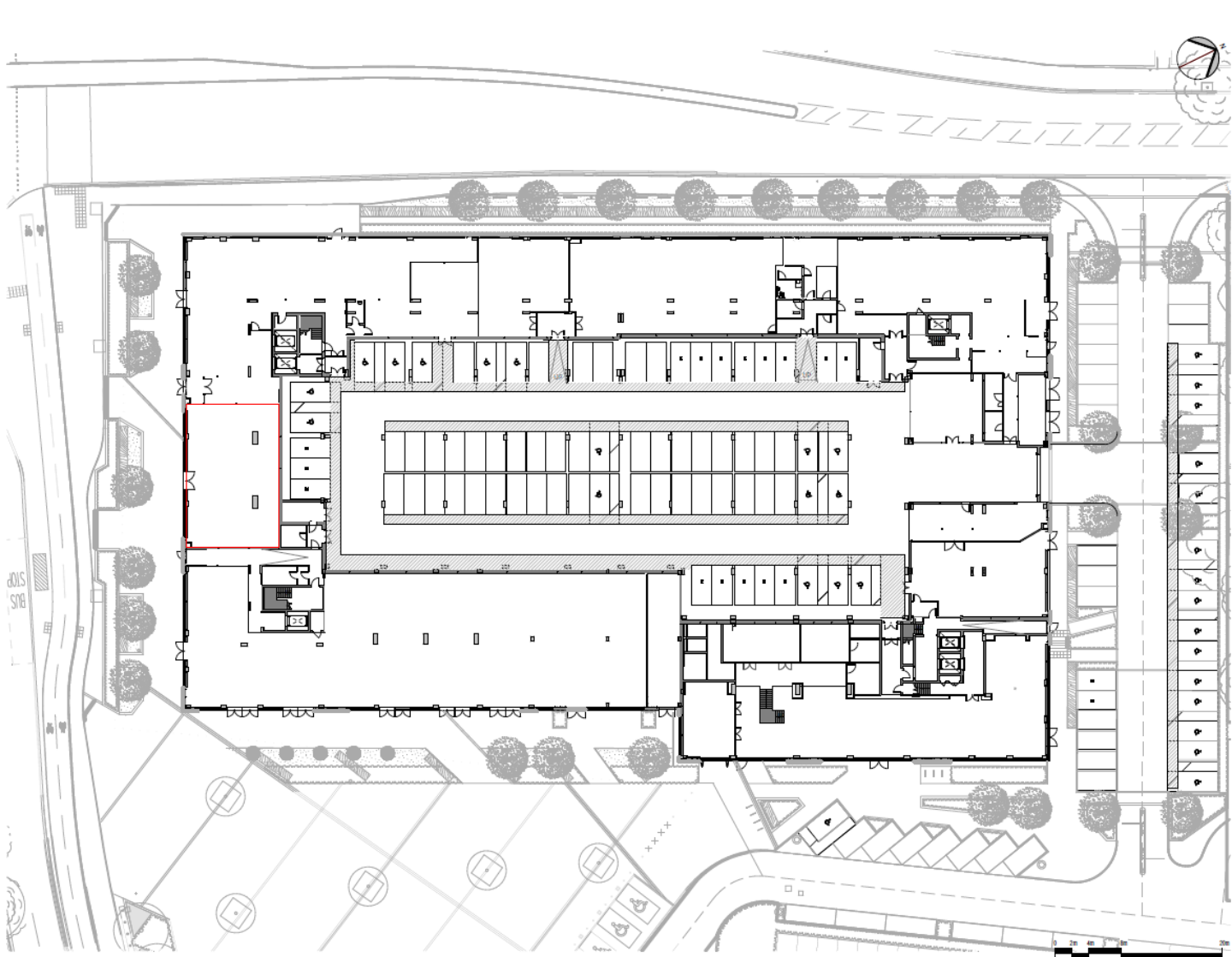
Strictly by appointment with the Joint Retained Agents.

## SUBJECT TO CONTRACT

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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