



hexagon™
commercial property



- SUITABLE FOR A VARIETY OF USES
- ROADSIDE PARKING NEARBY
- AVAILABLE IMMEDIATELY

OFFICE / STUDIO

1,443 SqFt (134 SqM)

£8,400 plus VAT per annum

Second Floor Studio, 31-32 Manchester
Street, B6 4HL

TO LET



hexagon™
commercial property



Description

The second floor studio is accessed via a pedestrian access door from Manchester Street and opens into a communal stairwell which in turn provides access to the second-floor space.

The space comprises of an open plan studio / office space. It benefits from generous natural light, individually metered electricity, emulsion coated walls and male and female W/C facilities.

Location

The property is situated on Manchester Street off Newton Row close to its junction with New John Street West and being situated only 2.5 miles from Birmingham City Centre. Communication links are excellent being only a few hundred yards from Dartmouth Circus, linking with the A38(M) and the national motorway network at J6 M6.

Accommodation

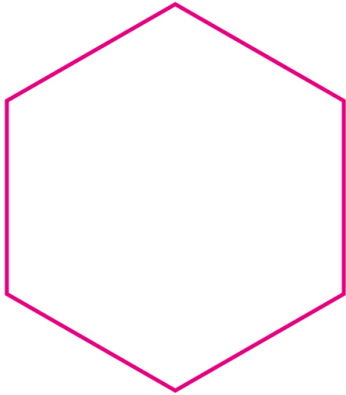
Total - 1,443 Sq Ft (139 Sq M)

Rates

The property is yet to be split for rating purposes however we envisage that the unit will qualify for small business rates relief exemption.

Terms

The premises are to be let by way of new lease on terms to be agreed.



...get social
with Hexagon

f 'Hexagon Commercial Property'

in 'Hexagon Commercial Property'

tw @HexagonCP

ig @HexagonCommercial

...and stay up-to-date with all
the latest properties
& news!

Any maps are for identification purposes only and should not be relied upon for accuracy.

MISREPRESENTATION ACT 1967

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Hexagon Commercial Property, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Hexagon or their joint agents has authority to give any representation or warranty in respect of this property. All prices are quoted exclusive of VAT. These particulars were produced in April 2019.

Hexagon Commercial Property is a trading name of Lex Allan Limited

info@hexagoncommercial.co.uk

www.hexagoncommercial.co.uk

01384 374888

The Auction House
87/88 St Johns Road
Stourbridge
West Midlands
DY8 1EH



hexagonTM
commercial property