

Birmingham

First and Second Floor 1141a Warwick Road,
Acocks Green, Birmingham, B27 6RA



Sanderson
Weatherall



TO LET

1,780 SQ FT
(165.37 SQ M)

First & Second Floor Offices
to Let - Acocks Green
Birmingham B27 6RA

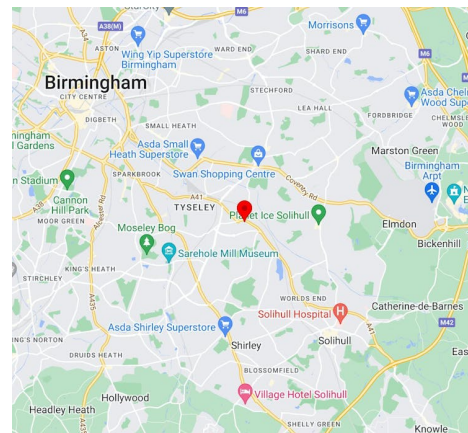
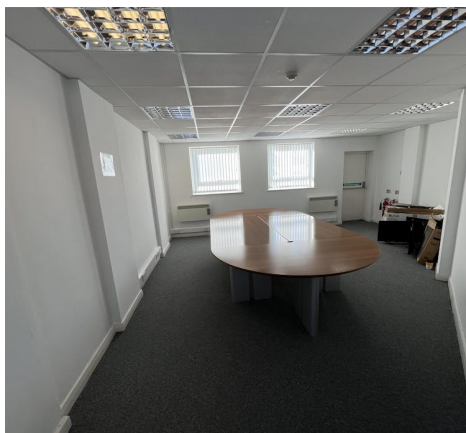
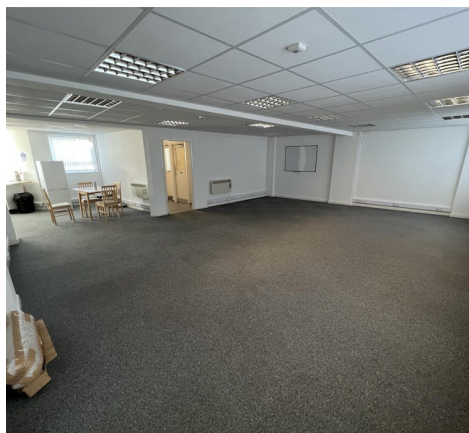
- Self contained offices.
- Available to let by assignment or new lease, subject to landlord approval.
- Low rental of only £9.50 psf

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Summary

Available Size	1,780 sq ft / 165.37 sq m
Rent	£16,900 per annum
EPC	Upon enquiry

Description

The premises comprise excellent first and second floor self contained offices with their own front door situated in the centre of Acocks Green retail area.

The first floor provides a reception area and two partitioned meeting rooms/ offices, with comfort cooling. The second floor provides open plan offices with boardroom and staffroom area. There are also male and female WCs and a tea station.

The offices extend to the following Net Internal Areas:

First floor offices/meeting rooms - 55.37 sq m (596 sq ft)

Second floor offices and tea station - 109.99 sq m (1,184 sq ft)

Total NIA - 165.36 sq m (1,780 sq ft)

Business Rates

The property is assessed for business rates (two assessments) with a combined 2023 rateable value of £10,950; providing an estimated current amount payable of £5,464. Small businesses may get some rates relief on this amount. We recommend that prospective tenants confirm this with Birmingham city council.

Energy Performance

The EPC rating is Band E with a score of 119 points.

Use

The property is considered to be suitable for a range of uses under class E, of the use classes order allowing for office, general business or similar uses. Alternative uses may also be considered, subject to planning permission.

Lease

The property is available for assignment of the current FRI lease dated 14th May 2018, for a term of 10 years, expiring 13th May 2028, with a fifth year tenant break option.

Consideration will also be given by the landlord to granting a FRI new lease for a term of years to be agreed.

Rent

£16,900 per annum, exclusive, subject to contract.

VAT

The property is not currently elected for VAT.

Location

The property is located in the busy Birmingham suburb of Acocks Green within the main commercial centre, situated on the southern side of the A41 Warwick Road.

The property has excellent public transport links with a bus stop outside the front door and Acocks Green railway station less than 500 metres away. Birmingham city centre is approximately four miles to the north east.

Viewings

Viewings are strictly by prior appointment with the agents: Contact: James Carver Tel No: 07901 710668 Email: james.carver@sw.co.uk



James Carver

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