



Office To Let

75-76 Francis Road

Edgbaston, Birmingham, B16 8SP

Prominently located modern four storey office building with Grade II listed façade.

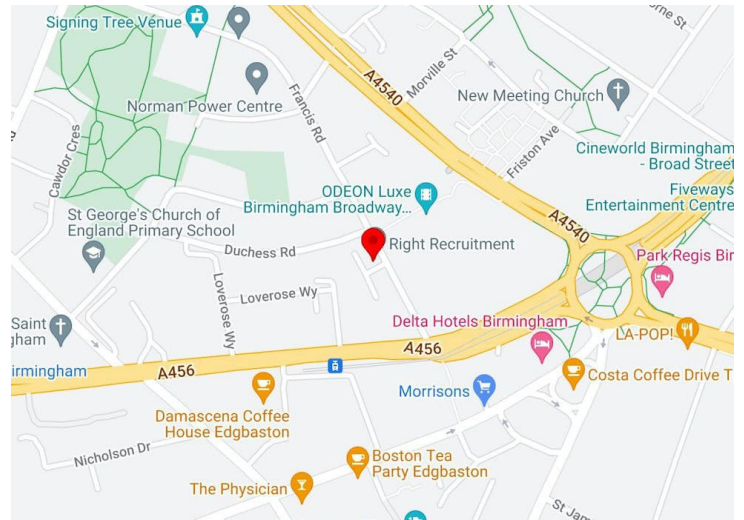
6,500 sq ft (603.87 sq m)

**AVISON
YOUNG**

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Summary

Available Size	6,500 sq ft / 603.87 sq m
Rent	£18 per sq ft
Rateable Value	£68,500
Service Charge	N/A
Car Parking	Car parking charge at £900/space per annum
EPC	C (67)

Description

The property comprises a modern four storey building, behind a Grade II listed façade. 75-76 Francis Road has two separate pedestrian entrance doors from the front elevation with a dedicated reception. There is one central staircase with scope to split the floors.

The accommodation is over lower ground, ground, first and second floors with modern floorplates providing flexibility in terms of configuration to suit occupier needs i.e. there is a mixture of cellular offices and open plan layout with board room located on the lower ground floor.

There are ten car parking spaces allocated to the rear with the ability to create more if cars are double parked.

Business Rates

The ingoing tenant or purchaser will be responsible for local authority rates. We would recommend that any interested parties contact the local authority to confirm the exact Business Rates.

Service Charge

The tenant will be responsible for the payment of a service charge to cover the costs of landlords services provided.

Terms

The accommodation is available by way of a new full repairing and insuring lease on terms to be agreed.

Location

Francis Road is situated in close proximity to the Hagley Road (A456), the main road in to Birmingham City Centre from the east and the last junction before the Five Ways roundabout. The location sits outside the chargeable, Birmingham Clean Air Zone and is readily accessible, being well served by public transport links, including Five Ways train station and the Metro extension which provides direct access into the City Centre.

Get in touch



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