

OFFICE | TO LET

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GROUND FLOOR PREMISES, FACET ROAD, BIRMINGHAM, B38 9PT

14,561 SQ FT (1,352.76 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Office Premises Located in Kings Norton

- NIA 14,561 ft<sup>2</sup>
- Quoting Rental £135,000 Per Annum (Exclusive)
- Former Dialysis Unit and Job Centre
- Suitable for Alternative Uses STP
- Refurbished, Modern, Office Premises
- Raised Access Floors, LED Lighting, Comfort Heating and Cooling



## DESCRIPTION

The property comprises high quality ground floor office accommodation accessed via a secure, shared lobby entrance, benefitting from a coded maglock security system. Internally, the space offers a combination of cellular offices, consulting and training rooms, alongside a generous open-plan area to the rear, providing flexibility for a range of different occupiers.

The premises have recently undergone a comprehensive refurbishment to deliver a modern, high specification fit out. Key features include LED PIR lighting, raised access flooring, emulsion-coated walls, comfort heating and cooling systems, carpet-tiled floors, and newly installed kitchen and WC facilities.

Externally, the property benefits from a secure rear car park with additional parking provision located adjacent to the building.







## SERVICES

We understand that all mains services are connected to the building.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

## RATEABLE VALUE

£107,000. The prospective tenant should make their own enquiries direct to Birmingham City Council

## VAT

Applicable

## LEGAL FEES

Each party to bear their own costs

## LEASE

Sublease

## RENT

£135,000 per annum The property is available on a sub-lease for a term expiring on 9th March 2030.

## POSSESSION

The property is immediately available following the completion of legal formalities.

## POSSIBLE USE CLASSES

Class E(g)(ii) - Research and development

## EPC

D (93)

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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