

TO LET - OFFICES

PNF

WARWICK ROAD

ACOCKS GREEN, BIRMINGHAM B27 6RA

Self-Contained Offices

Available To Let

Floor Area:

1,780 ft² nia

(165.36 m²)

- Self-Contained
- Refurbished to High Standard
- Rent From £10 per sq ft
- No service charge
- Very Accessible Location
- Mostly Open Plan
- Part Air Conditioned
- Double Glazed
- Own WCs and Kitchenette
- 1st and 2nd Floor.
- Excellent Public Transport
- Good Shopping Facilities
- Prominent Position
- Adjacent Sainsbury's Supermarket



Description

The premises comprise first and second floor self-contained offices with their own front door, situated in the centre of Acocks Green. They have just been refurbished and are in excellent condition. They have air-conditioning to part of the first floor and their own toilet and kitchen accommodation on the second floor. The offices are open plan and offer good flexibility of use; on the first floor there is a partitioned meeting room / Director's office.

Location

Acocks Green is a busy suburban centre conveniently located only 4 miles from Birmingham city centre and 3 miles from Solihull town centre. There are excellent road connections via A41 Warwick/ Birmingham Road and the B4146 which connects with the A4040 ring road. Acocks Green Station is within 0.25 miles and there are 12 local bus services connecting Acocks Green with central Birmingham, Solihull and the surrounding suburbs.

For More Information Contact:

Peter Fowles BSc MPhil MRICS

M: 07747 101189

T: 0121 703 3538

peter@pnfsurveyors.co.uk

2 The Courtyard
707 Warwick Road
Solihull, B91 3DA

PNF

Chartered
Surveyors

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1141A WARWICK ROAD

ACOCKS GREEN, BRIMINGHAM B27 6RA



Lease

A new lease is available on terms to be agreed.

Rent

A starting rent in Year 1 of only £17,800 pa (£10 per sq ft), rising to £22,250 pa thereafter. Exclusive of rates and utilities.

Services

The premises benefit from their own direct water and electricity supplies.

Service Charge

There is no additional service charge.

Business Rates

The premises have yet to be separately assessed for Rating purposes. Enquiries should be made to Birmingham City Council.

Area	Floor Area (Ft ²)	Floor Area (M ²)
Ground - Lobby	-	-
First - Offices	596	55.37
Second - Offices	1,138	105.69
Second - Kitchen	46	4.30
Total	1,780 ft²	165.36m²

VAT

The building is not VAT elected.

Legal Costs

Each party will be responsible for its own costs associated with the transaction.

Interested parties are recommended to make their own enquiries to verify the information contained herein.

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