



 0  
Bedroom

 0  
Bathroom



Step into the ideal spot for your business in the heart of Birmingham's dynamic Handsworth district. **\*\*\* ELECTRIC AND WATER INCLUDED \*\*\***. Located at 16-18 Oxhill Road, this prime commercial space not only promises functionality but stands at a location thriving with opportunity.

## **Prime Commercial Office Space: 16-18 Oxhill Road, Handsworth, Birmingham**

Step into the ideal spot for your business in the heart of Birmingham's dynamic Handsworth district. Located at 16-18 Oxhill Road, this prime commercial space not only promises functionality but stands at a location thriving with opportunity.

### **About the Location:**

**Strategic Positioning:** Residing in Handsworth, an area celebrated for its lively commercial atmosphere, this property enjoys significant foot traffic – making it perfect for businesses aiming for maximum exposure.

**Connectivity:** Major transport links and public transportation options are easily accessible, offering convenience to staff and clientele alike.

**Local Amenities:** With local eateries, banks, and shops close by, day-to-day errands and breaks become a breeze.

### **Property Features:**

**Space Details:** The front office stretches across 14.24 square meters (approximately 153.3 square feet), while the private office offers 6.39 square meters (approximately 68.8 square feet) of intimate workspace.

**Essential Amenities:** A functional kitchen space is ready for break times and casual chats, complemented by a separate rear toilet.

**Inclusivity:** With a wide frontage and a thoughtful disabled access ramp, we ensure accessibility for everyone.

**Utilities:** No more stress over bills! Both water and electricity are included in the rent, on fair usage terms.

**Security:** For peace of mind, the premises are equipped with CCTV.

**Connectivity:** Stay connected effortlessly with the existing internet setup. Please note, the new tenant will need to transfer the contract to their name.

**Costing:** At a competitive rent of £12,000 per annum and an option for appliances and furniture at an additional £500, value is guaranteed.

**Flexible Leasing:** We're flexible! Tailored lease terms are available to match your business model.

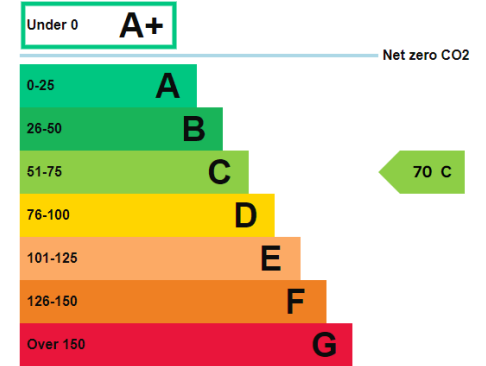
**Savings Opportunity:** The property is primed for Small Business Rate Relief, offering potential financial advantages.

Set your business on the path to success at 16-18 Oxhill Road in Handsworth.

Reach out today for more details or to schedule a viewing.

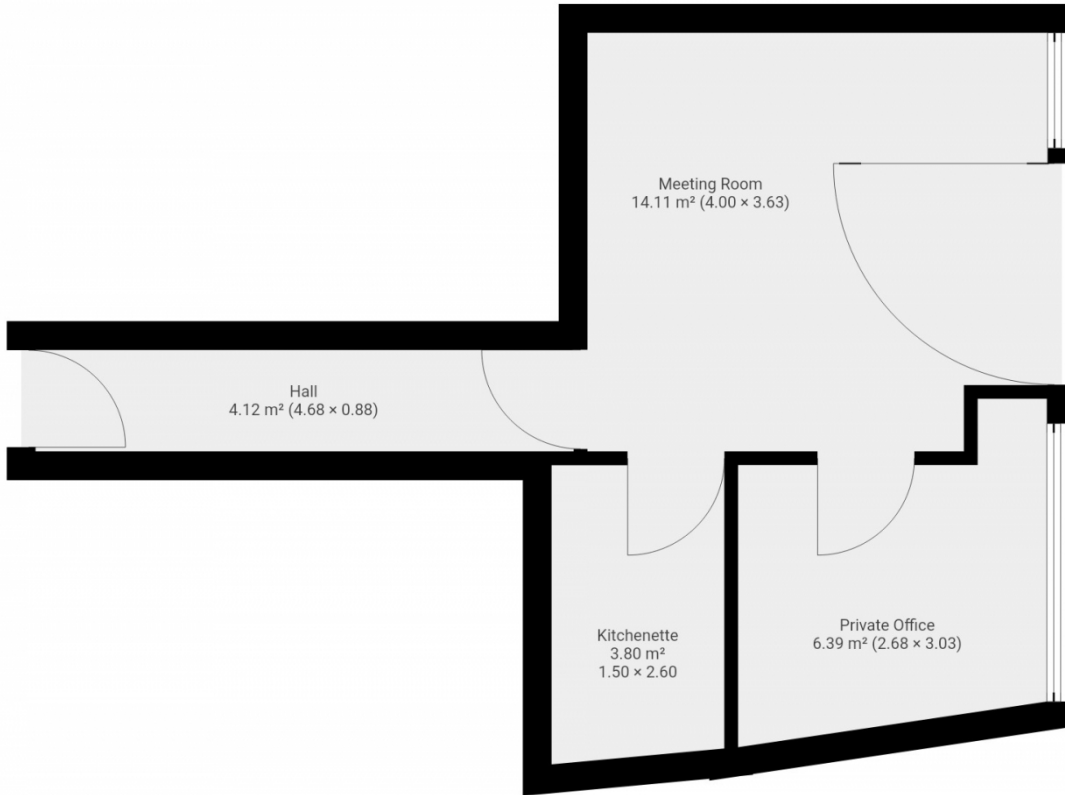
### Energy rating and score

This property's current energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



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