

High Street, Erdington, Birmingham, B23 6SJ



SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

TO LET

Large Office Multi-Storey Office Space with Car Parking

Net Internal Area: 34,550 ft² (3,209.80 m²)

Location

The property is situated along High Street Erdington at its junction with Newman Road, approximately 5 miles north-east of Birmingham City Centre.

The location benefits from excellent communication links, being only 1½ miles from Junction 6 of the M6 (“Spaghetti Junction”) and lying close to the affluent area of Sutton Coldfield.

The subject premises occupy a prime position with pedestrian access from the High Street. Further pedestrian and vehicular access is offered from Newman Road.

Description

The property comprises a large office premises which are situated over first, second and third floor levels.

The offices are accessed either via two lifts or central stairwell and open into predominantly open plan accommodation with various cellular meeting rooms and ancillary space dotted around the perimeter.

The space benefits from gas-fired radiator system, air-conditioning units, carpet covered flooring, W/C, and kitchen facilities on all floors.

Externally the property benefits from secure gated car parking for approximately 38 vehicles.

Accommodation

First Floor	16,488 ft2	1,531.79 M2
Second Floor	14,399 ft2	1,337.71 M2
Third Floor	3,663 ft2	340.30 M2
Total	34,550 ft2	3,209.80 M2

Terms

The property is available on a new lease, with length to be agreed, at a quoting rental of £6.00 per ft2 (exclusive).

VAT

All prices quoted are exclusive of VAT, which is payable.

Availability

Whilst the landlord would prefer an occupier for the entire office element, consideration will be given to lettings on a floor-by-floor basis.

The property is available immediately upon completion of legal formalities.

Services

The property benefits from all mains services connected on, or adjacent to, the subject premises.

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

Planning Permission

The building has planning permission granted under use class E (Offices).

Legal Costs

Both parties to bear their own legal and surveyor’s fees incurred during the transaction.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Viewing

Strictly via the sole agents Siddall Jones on **0121 638 0500**

