

247-251 Soho Road, Handsworth, Birmingham, B21 9RY



**TO LET**

Former Medical / Office Premises  
Total (NIA) 2,166 - 4,666 ft<sup>2</sup> approx.

**Location**

The property is located within the busy suburb of Handsworth, approximately 2.5 miles west of Birmingham City Centre and 2 miles east of J1 M5.

The premises are predominantly situated in the centre of the Soho Road retail area fronting the main A41 Soho Road. The Soho Road is a busy retail location with a mix of local and national occupiers.

**Description**

The property comprises a prominent detached building fronting the A41 Soho Road.

The building is a modern premises which sits in front of the Soho Road Health Centre with the ground floor housing the Soho Pharmacy and accessed from a side entrance.

The subject floors are accessed via a secure entrance off the Soho Road leading into a large welcoming reception area with lift access and WC facilities.

The first floor provides an integral reception and seating area with three consultation rooms off. Towards the front of the floor is a large open plan office a meeting room and additional office space with integral kitchen.

The second-floor provides a similar configuration with both floor being fitted to a high specification including: full height glazing to the front sections, balcony, air conditioning, suspended ceiling and LED lighting.

Both floors benefit from passenger lift access and toilet facilities off the main hallways.

**Accommodation / Rental**

Demise	Size (ft2)	Rental (per annum)
First Floor	2,500 ft2	£35,000
Second Floor	2,166 ft2	£30,325
<b>Total (GIA)</b>	<b>4,666 ft2</b>	<b>£65,325</b>

**Terms**

The property is available to let on a new lease with length to be agreed.

**VAT**

All prices quoted are exclusive of VAT which may be payable.

**Energy Performance Certificate (EPC)**

Available upon request from the agent.

**Services**

We are advised all main services are connected to include mains gas, water and three phase electricity.

The agents have not tested the apparatus and it is recommended that all parties carry out their own investigations.

**Legal Costs**

Each party to be responsible for their own legal costs incurred during this transaction.

**Availability**

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

**Viewings and Further Information**

Strictly by prior appointment with sole agent Siddall Jones on: **0121 638 0500**

