

272 Kings Road, Tyseley, Birmingham, B11 2AB



TO LET

Full Inclusive - Refurbished Offices with Car Parking

Various Sizes Available

Location

The property occupies a prominent position fronting the Kings Road in Tyseley, Birmingham.

Kings Road is situated off the A45 Coventry Road and provides quick and convenient access to Birmingham City Centre only 4 miles southeast with Birmingham International Airport and NEC approximately 5 miles via the Coventry Road.

National motorway connections via dual carriageway provide convenient access to the M42 Junction 6 (4.5 miles), the M6 Spaghetti Junction 5 (5.5 miles) and the M40 (10 Miles).

Commuter rail services to Birmingham New Street Station via Tyseley Station are only one mile and numerous bus services operate close by.

Description

The property comprises a prominent office building arranged over two floors with a large reception and forecourt car parking off the Kings Road.

The space is predominantly split to provide cellular office accommodation off a central corridor with reception, kitchenette, canteen, and welfare facilities throughout.

The property has recently been extensively refurbished including new roof covering and includes the following specification:

- Emulsion Coated Walls
- Gas Fired Central Heating
- Double Glazed UPVC Window
- Part Furnished
- Kitchen and WC Facilities to each floor
- Part Air Conditioned
- Allocated Car Parking

Rental Terms

The suites are available to let on a flexible agreement on all-inclusive terms.

Accommodation / Rental (per annum)

Ground Floor (212 ft2)	£5,500
Ground Floor (218 ft2)	£5,500
First Floor (491 ft2)	£13,000
First Floor (125 ft2)	£4,000
First Floor (164 ft2)	£4,250
First Floor (235 ft2)	£6,000
First Floor (184 ft2)	£4,750
First Floor (544 ft2)	£11,000
First Floor (203 ft2)	£5,000

Service Charge

None payable - the figures above are inclusive.

Services

We understand that all mains' services are available to the property.

Energy Performance Certificate

Available upon request from the agent.

Planning Use

We have been verbally advised that the property has planning consent under Use Class E. The property may be suitable for alternative uses, subject to obtaining the necessary planning permission.

Availability & Viewings

Available immediately, subject to the completion of legal formalities. Viewings are strictly via the sole letting agent Siddall Jones on **0121 638 0500**

