

George House, 1 Newcroft Grove, Birmingham, B25 8UT



FOR SALE

Refurbished Self-Contained Office Premises

NIA: 1,585 ft² (147.25 m²)

Location

The property is situated just a short distance from the A45 Coventry Road, a major arterial route that connects Birmingham with Coventry and provides direct access to Birmingham Airport and the NEC.

From the A45, the M42 motorway is easily accessible, offering connections to the M6 and M40 motorways. This network facilitates convenient travel to various destinations across the Midlands and beyond.

The property is approximately 5 miles from Birmingham City Centre, making it easily reachable by car or public transport. This proximity ensures quick access to the city's amenities, including shopping centres, cultural venues, and business districts.

Stechford Train station is located approx. 2 miles from the property and provides regular services Birmingham New Street and Birmingham International.

Description

The property comprises of a refurbished two-storey building of traditional masonry construction with pitched roof over.

The interior offers self-contained office accommodation on both ground and first floors.

Ground Floor: Includes an entrance hallway, meeting room and server space with access to the first floor provided by a feature staircase.

First Floor: Comprises of a large open plan office, two cellular offices, kitchen dining area and both male and female WC facilities.

Externally the property boasts secure parking for between 8-10 vehicles.

Accommodation

NIA 1,585 ft² (147.25 M²) approximately.

Terms

Offers in excess of £250,000 are invited for the long-leasehold interest, subject to contract.

Tenure

The property is held leasehold for a term of 125 years from 7th August 1987 (approximately 87 years unexpired) at a ground rent of £100 per annum.

A copy of the counterpart lease is available via the agent.

Title Number

WM422053.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Both parties are to bear their own professional costs.

Rateable Value

RV £9,900

The premises benefit from small business rates exemption, subject to occupier qualification.

Energy Performance

Available upon request.

Services

We understand that the property benefits from all mains services which are connected on, or adjacent to, the subject property.

The agent has not tested the suitability of the connections and recommend that all interested parties carry out their own due diligence.

Viewing

Strictly via the sole agent Siddall Jones on 0121 638 0500.

