

MODERN SELF CONTAINED OFFICE SUITE TO LET

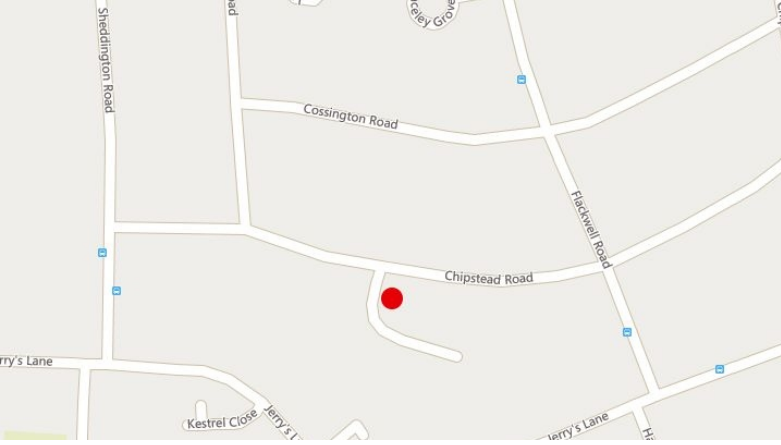
Office, Chipstead Road, Erdington, Birmingham, West Midlands, B23 5HD



261 SqFt (24.25 SqM) | £950.00 per calendar month

Key Features

- The property is a short distance from Short Heath Park, off the A452 Chester Road, accessed via Sheddington Road
- Private location with gated yard
- Parking available on first come/first serve basis
- Self contained office suite
- Suspended ceiling, LED lighting, carpet floor coverings



LOCATION

The property is located within the Sheddington area of Erdington, being accessed off Chipstead Road close to its junction with Sheddington Road. Erdington High Street is located approximately 1.5 miles away where all local amenities are available. The property is well placed for access to the A452 Chester Road, Sutton New Road and A38. In addition junction 6 (Spaghetti) of the M6 is a short distance away providing easy access to the Midlands motorway network. Sutton Coldfield and Birmingham City Centre are located 4 miles north and south respectively.

DESCRIPTION

Situated on a private gated compound, the available office suite is approached off the main car park and benefits from natural light. Internally the office has been fully refurbished to a high standard to include a suspended ceiling incorporating LED lighting and carpet floor coverings together with new kitchen units and WCs. The office comprises an entrance lobby/reception providing access to the kitchen, WC and open plan office measuring approximately 3.44 m x 7.05m together with a small partitioned store/private office.

Area	SqFt	SqM
Office	261	24.25
Total Floor Area	261	24.25

TERMS

The premises are available by way of a six month licence with the option to take a longer term if required.

ASKING RENT

£950.00 per calendar month

EPC

Energy Performance Certificate available upon request.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

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

VAT

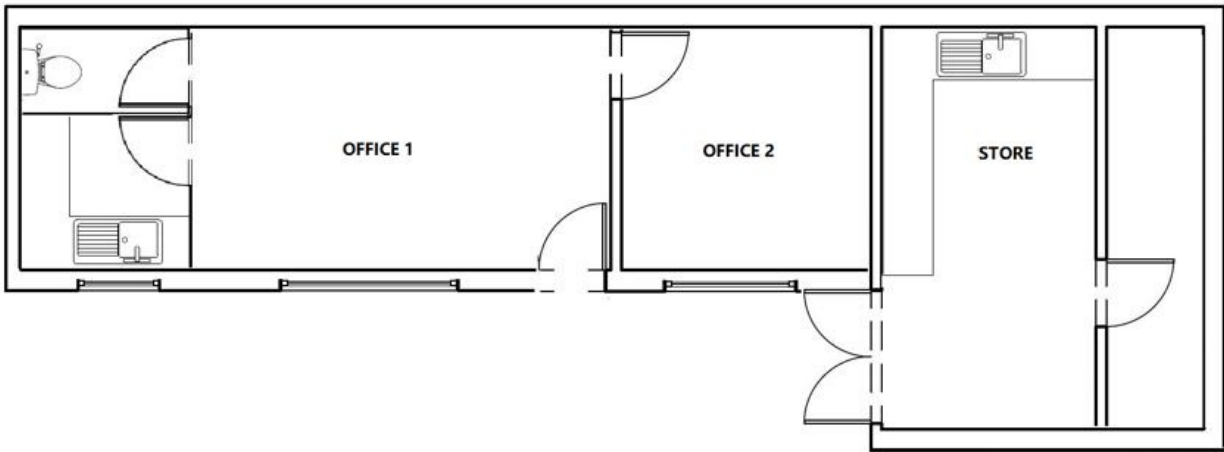
All figures quoted are exclusive of VAT which we understand will not be applicable.

VIEWING

Strictly by prior appointment, please contact:



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