



Refurbished Office

421 SQFT NIA

31 Edgewood Road, Rednal, Birmingham, B45 8SB

To Let

- **PROMINENT LOCATION**
- **421 SQFT NIA**
- **BUSY LOCATION.**
- **RECENTLY REFURBISHED AND FRESHLY DECORATED OFFICE**
- **EASY ACCESS TO BIRMINGHAM & M5**
- **NEW LEASE**

Location

The property is situated with a popular neighbourhood shopping parade on Edgewood Road in the suburb of Rednal, 9 miles southwest of Birmingham City Centre.

Edgewood Road links the B4120, Lickey Road, to the Main A38 Bristol Road, providing access to the M5 within 5 minutes drive.

Description

The property comprises a ground floor retail / office accommodation arranged as:

- a) Office area with display window frontage - 256 sqft.
- b) Rear Office -166 sqft.
- c) WC.

The Total net internal floor area is 421 sqft (39.13sqm).

The property has been redecorated throughout and includes a Kitchenette

Outside there is a deep forecourt allowing for off road parking, which has been recently resurfaced.

Rent

£7900 per annum.

Tenure

The property is available by way of a new Business Lease for a term of 3 or more years.

Services

All mains services, save for gas are available.

EPC

The property has a rating of D85

Rateable Value

£3250. - POTENTIAL 100% SMALL BUSINESS RELIEF

Legal Fees

Each Party to bear their own fees.

Viewing

Strictly by appointment with our reception on 01527 584242



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