



**RE/MAX**  
Elite



**69 Baltimore Road, Birmingham, B42 1DD**  
**£1,100 Per month**

SPACIOUS AND VERSATILE COMMERCIAL UNIT AVAILABLE!

.Lease Terms Negotiable  
.Deposit: £1,100

Discover the "Silent House" – your next business venture's ideal location, right in the bustling heart of the business district. This contemporary and versatile commercial space is perfectly suited for a wide array of business activities.

The Silent House features a modern, sleek façade that invites customers and clients into its expansive interiors. With multiple rooms, dedicated restrooms, and ample storage space, it offers a total floor area of 125 m2, providing a flexible and adaptable canvas for your business setup.

Prospective renters are warmly encouraged to view the property in person to fully appreciate its vast potential and to verify the specifications firsthand.

Seize the opportunity to elevate your business in a space where potential meets flexibility. Contact us today to schedule your viewing and discuss how the Silent House can be the cornerstone of your business success.

**Main Office Space (19'8" m x 8'11" m) ((6.00 m x 2.74 m))**

A spacious and well-lit area boasting large windows and an open floor plan, ideal for a collaborative workspace or customer reception area.

**Private Office/Meeting Room (19'0" m x 11'11" m) (5.81 m x 3.64 m)**

Suitable for executive meetings or as a private office, this room provides privacy with the potential for ample natural light.

**Secondary Office Spaces (Two Rooms - each ) 14'0" m x 22'5" m, 14'0" m x 13'5" m) (4.29 m x 6.84 m, 4.29 m x 4.11 m)**

These sizeable rooms can serve as additional offices or meeting rooms, featuring ample wall space for shelving or presentation equipment.

**Hallway (24'4" m x 9'0" m) ((7.43 m x 2.75 m))**

Connecting all rooms, the hallway can be utilised for client flow or as an additional display area.

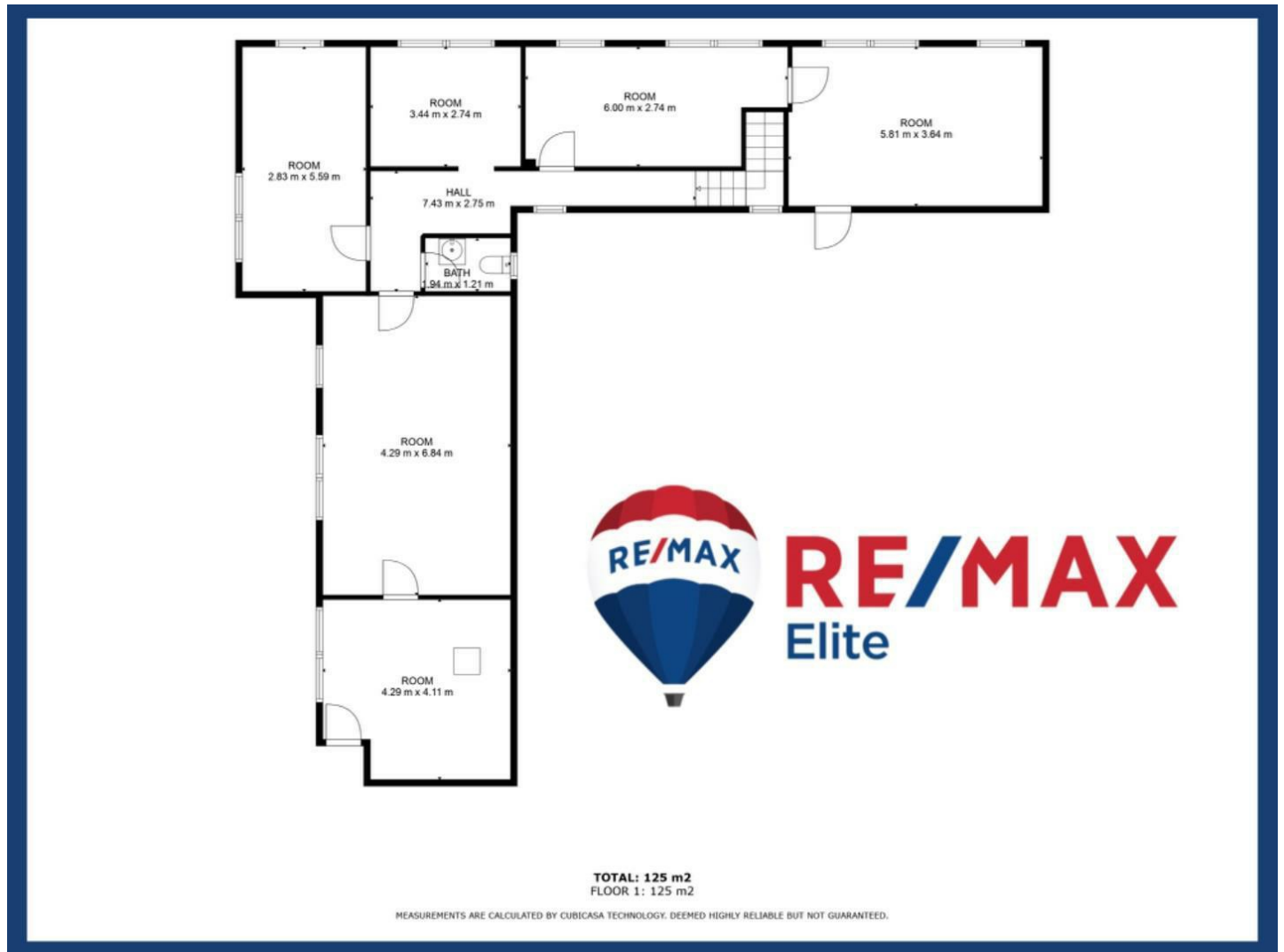
**Toilet (3'1" m x 3'11" m) ((0.94 m x 1.21 m))**

A compact, functional space with essential facilities.

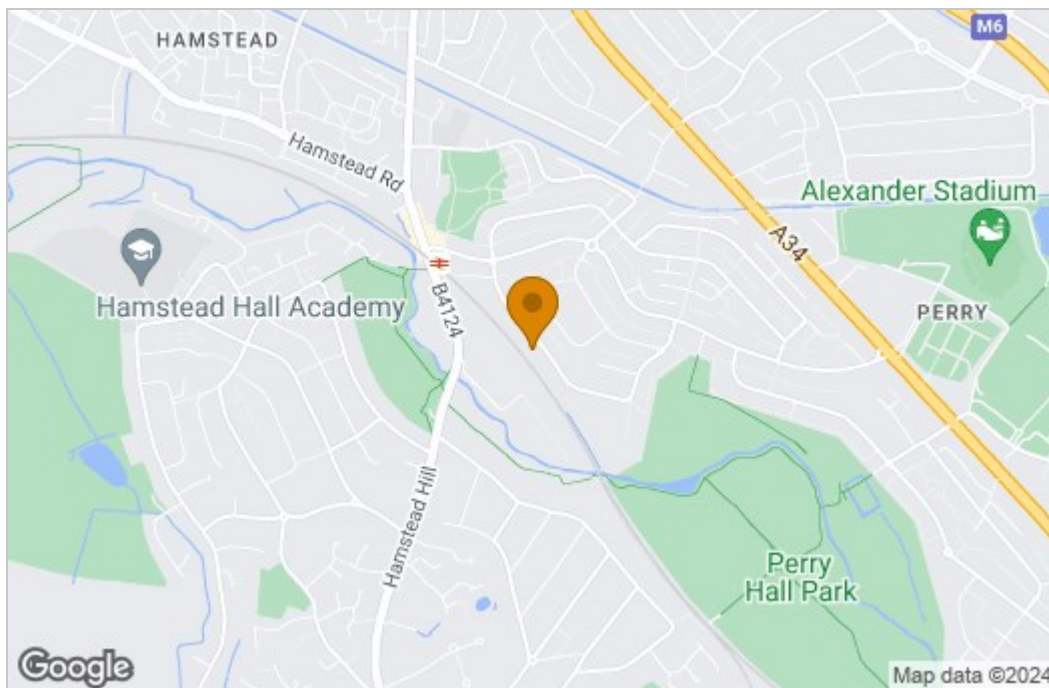
**Additional Rooms (Various sizes)**

These rooms vary in size and can be adapted for multiple uses such as storage, a break room, or specialized work areas.

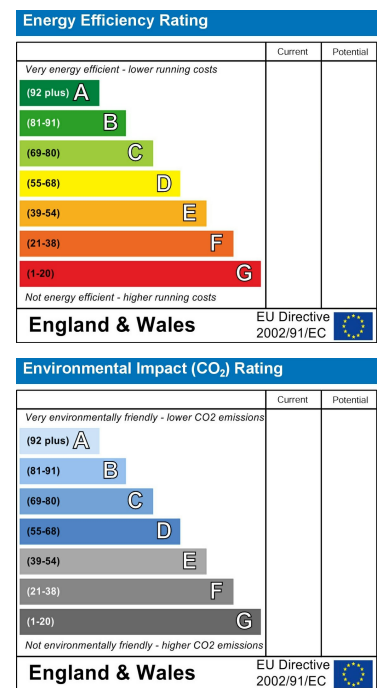
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.