



Sanderson
Weatherall

OFFICE PREMISES TO LET

£16,900 per annum



1141A Warwick Road, Acocks Green, Birmingham B27 6RA

sw.co.uk



- Self contained offices
- Available to let by assignment or new lease, subject to landlord approval.
- Low rental of only £9.50 psf

Location

The property is located in the busy Birmingham suburb of Acocks Green within the main commercial centre, situated on the southern side of the A41 Warwick Road.

The property has excellent public transport links with a bus stop outside the front door and Acocks Green railway station less than 500 metres away. Birmingham city centre is approximately four miles to the north east.

Description

The premises comprise excellent first and second floor self contained offices with their own front door situated in the centre of Acocks Green retail area.

The first floor provides a reception area and two partitioned meeting rooms/ offices, with comfort cooling. The second floor provides open plan offices with board room and staff room area. There is also male and female WCs and tea station.

The offices extend to the following Net Internal Areas:

	SQ M	SQ FT
First floor offices/ meeting rooms	55.37	596
Second floor offices and tea station	109.99	1,184
Total NIA	165.36	1,780

Business Rates

The property is assessed for business rates (two assessments) with a combined 2017 rateable value of £10,950; providing an estimated current amount payable of £5,464. Small businesses may get some rates relief on this amount. We recommend that prospective tenants confirm this with Birmingham city council.

Energy Performance

The EPC rating is to be confirmed following reassessment.

Use

The property is considered to be suitable for a range of uses under class E, of the use classes order allowing for office, general business or similar uses. Alternative uses may also be considered, subject to planning permission.

Lease

The property is available for assignment of the current FRI lease dated 14th May 2018, for a term of 10 years, expiring 13th May 2028, with a fifth year tenant break option.

Consideration will also be given by the landlord to granting a FRI new lease for a term of years to be agreed.

Rent

£16,900 per annum, exclusive, subject to contract.

VAT

The property is not currently elected for VAT.



To arrange a viewing or discuss further please contact the sole agents:

Sanderson Weatherall LLP

122 Colmore Row, Birmingham, B3 3BD

0121 703 3538

James Carver

07901 710 668

james.carver@sw.co.uk

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Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

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