



## 1325A Stratford Road, Hall Green, Birmingham, B28 9HH

The premises comprise a centre terraced building of two storey brick construction. The whole of the property stands well back from the road

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	134 to 311 sq ft / 12.45 to 28.89 sq m
<b>Rent</b>	£525.00 per month
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Newly refurbished
- 24 hour access
- Flexible lease terms
- Fully inclusive rentals with the exception of telephone calls and broadband

# 1325A Stratford Road, Hall Green, Birmingham, B28 9HH

## DESCRIPTION

The premises comprise a centre terraced building of two storey brick construction. The whole of the property stands well back from the road behind a paved forecourt. The property has undergone complete internal refurbishment including redecoration, new carpets and LED lighting.

## LOCATION

The premises are located fronting the Stratford Road in the Hall Green district of Birmingham, close to the junction of Highfield Road, some five miles south east of Birmingham City Centre and three miles to the south of Solihull Town Centre. The premises are situated within a mixed commercial and residential locality, with all main amenities being in the local vicinity including shopping, schooling, transport etc.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Office 1	134	12.45	Available
Unit - Office 2	260	24.15	Available
Unit - Office 3	303	28.15	Available
Unit - Office 4	311	28.89	Available
Unit - Office 5	141	13.10	Available
Unit - Office 6	218	20.25	Available
Unit - Office 7	206	19.14	Available
<b>Total</b>	<b>1,573</b>	<b>146.13</b>	

## VIEWINGS

Strictly by appointment with the sole Agents:-

Shepherd Commercial 01564 778890.

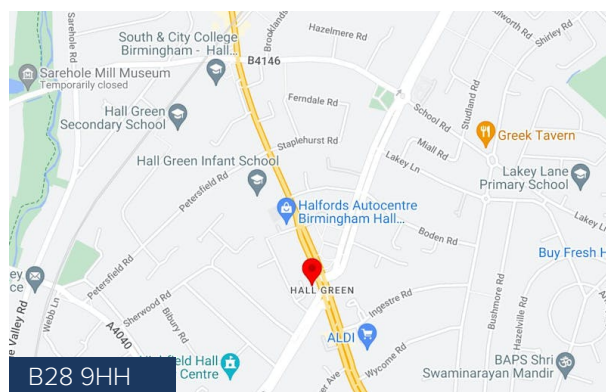
Email: [enquiries@shepcom.com](mailto:enquiries@shepcom.com)

## TENURE

All accommodation is available for a period of 12 months minimum up to 3 years and on an all inclusive basis with the exception of telephone calls and broadband. All prospective tenants who occupy upon Licence, will be required to pay 2 month's rent in advance, plus one month's rent which will be held as a 'holding' deposit. In addition, there will be a flat fee of £250 plus VAT for the preparation of the Licence Agreement.

## VAT

Prices quoted are exclusive of VAT where applicable.



## Viewing & Further Information

**KAINE ARKINSON**

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