

Chartered
Surveyors



Property
Consultants

SS/JH

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**TO LET
MODERN FIRST FLOOR OFFICES
KUDHAIL HOUSE
238 BIRMINGHAM ROAD
GREAT BARR
BIRMINGHAM B43 7AH**



LOCATION: The property occupies a prominent corner position on the south western side of the main A34 Birmingham Road dual carriageway, at its junction with Peakhouse Road, within half a mile of Junction 7 of the M6 Motorway. Birmingham Road provides access from the centre of Walsall approximately two and a half miles to the north west toward Birmingham City centre approximately six miles to the south east.

DESCRIPTION: The property comprises a suite of first floor offices within a two storey building, constructed approximately four years ago, having reclaimed brickwork to its elevations surmounted by pitched tile roofs.

ACCOMMODATION:

Ground Floor - Glazed entrance hall off Peakhouse Road with stairs leading to:-

First Floor - Landing/waiting area. Open plan general office with four glazed partitioned offices and Boardroom off, kitchen/staff room, store room and male, female and disabled toilets.

Net Internal Floor Area approximately 2,831 sq.ft. (262.99 sq.m.).

Outside - Five parking spaces in an enclosed, gated car park at the rear.



16, Lichfield Street, Walsall WS1 1TS
www.fraser-wood.co.uk

SERVICES: Usual mains services are understood to be connected or available to the property, which has gas fired central heating with hot water radiators. No tests have been applied to any of the services or appliances.

RATING DATA: (information obtained from the Valuation Office Agency Web Site):

Rateable Value: £22,000
Description: Offices and premises

TOWN PLANNING: The property is thought suitable for use as offices, although interested parties are advised to make their own enquiries of the Local Authority Planning Department in respect of their intended use.

ENERGY PERFORMANCE CERTIFICATE: The property has a rating of 26 falling within Band B.

TERMS: The property is available to rent by way of a new five year effectively full repairing and insuring lease to exclude the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

COSTS: The ingoing Tenant is to be responsible for the Landlord's reasonable legal expenses in connection with the preparation of the Agreement.

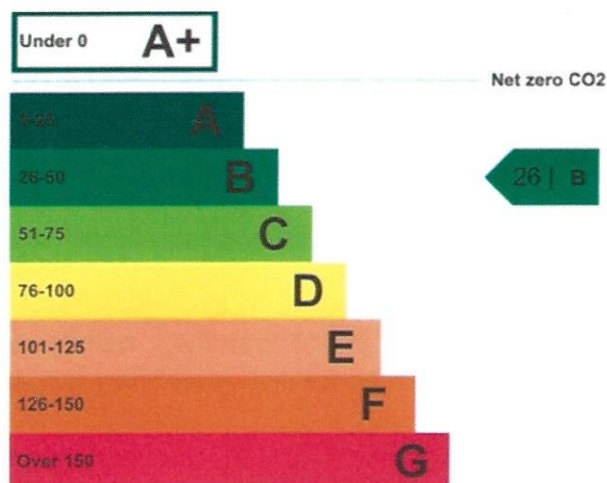
REFERENCES: The ingoing Tenant will be required to supply references to be taken up by the Landlord's Agent for a non-returnable fee of £75.

VAT: VAT will be payable on the rent.

VIEWINGS: Contact Fraser Wood Commercial on 01922 629000.

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the agent accept any responsibility or liability as a result of any such viewings.

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N.B. Rents and Prices quoted may be subject to VAT.

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