

First Floor, 112 High Street, Erdington, Birmingham, B23 6RS



TO LET

First Floor Office Premises on Erdington High Street

Net Internal Area: 1,100 ft² (102.19 m²)

Location

The property is situated along High Street Erdington, approximately 5 miles north east of Birmingham City Centre.

The location benefits from excellent communication links, being only 1½ miles from Junction 6 of the M6 (“Spaghetti Junction”) and lying close to the affluent area of Sutton Coldfield.

The subject premises occupy a prime trading position, just to the south of the pedestrianised area of High Street and in close proximity to Central Square Shopping Centre.

Nearby occupiers include Max Spielman, Store Twenty One, CEX, EE and Card Factory.

Description

The property comprises a first-floor office being accessed via a pedestrian access and stairs off Erdington High Street.

The space is configured to provide a large reception area with toilet facilities off along with a large storeroom or office.

The main area provides a large open plan office with boardroom off and two additional partitioned office and kitchen.

Accommodation

Total (NIA) 1,100 ft2 (102.19 m2)

Rental / Terms

The property is available to let on a new lease with length to be agreed at £10,500 per annum exclusive.

VAT

All prices quoted are exclusive of VAT.

Business Rates

We understand the property qualifies for small business rates relief, subject to tenants’ eligibility.

Planning Use

We understand the property has consent under Use Class E Offices.

The property may be suitable for alternative uses, subject to obtaining the necessary planning consent.

Services

We understand all mains services are available on or adjacent to the subject property.

We would however advise all interested parties to make their own enquiries with the appropriate service agencies.

Legal Costs

Each party are to be responsible for their own legal fees incurred during this transaction.

Availability

The property is immediately available following the completion of legal formalities.

Viewings

Strictly via the sole agent Siddall Jones on 0121 638 0500

