TO LET
FIRST FLOOR OFFICE SUITE

345 SOHO ROAD, HANDSWORTH, BIRMINGHAM, B21 9SE

822 SQ FT (76.4 SQ M)

- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- OPEN PLAN OFFICES
- FLEXIBLE TERMS

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Location
The property occupies a prominent position to the northern side of the A41 Soho Road, lying between Babington Road and Queens Head Road. The property is situated in a popular and well established mixed commercial and retail environment with a Lidl supermarket lying within close proximity. Birmingham City Centre is located 2.5 miles south-west from the subject premises with Junction 1 of the M5 motorway located approximately 1.5 miles north-west which leads to the wider national motorway network.

Description
The property comprises a prominent terraced two storey building of brick construction with a pitched tiled roof. Internally the office accommodation is self-contained and located on the first floor and benefits from carpets, inset ceiling lighting, and UPVC double glazing. There are also separate male and female WC facilities.

Accommodation

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<thead>
<tr>
<th>345 SOHO ROAD</th>
<th>SQ FT</th>
<th>SQ M</th>
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<tbody>
<tr>
<td>First Floor</td>
<td>822</td>
<td>76.4</td>
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<tr>
<td>TOTAL</td>
<td>822</td>
<td>76.4</td>
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Services
We are advised all main services are connected.

Planning
We have been informed by the landlord that planning permission has been granted for B1 use. This makes it suitable for a variety of uses (STP).

Please refer any queries to Birmingham City Council Planning Department on 0121 303 1115.

Energy Performance Certificate
Details available upon request.

Rent
The property is available at a rent of £12,000 per annum on a FRI basis, subject to contract. Terms to be agreed.

Business Rates
The property is currently listed within the 2010 rating listing as having a rateable value of £8,200. Rates payable will be in the region of £4,042.60 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

VAT
We understand that the property is not elected for VAT.

Legal Costs
Each party to pay their own legal costs incurred in this transaction.

Viewing
Strictly by prior appointment with sole agents, Mason Young Property Consultants.

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