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ENTERPRISE CENTRE, 260-262 DUDLEY ROAD, BIRMINGHAM, B18 4HL

2,469 SQ FT (229.38 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent retail / office premises located on
Dudley Road

- NIA 2,469 ft²
 - Quoting Rental £35,000 PA
 - Prominent Location
 - Ideal retail or customer facing office premises
 - Excellent prominence at junction with City Road
-



DESCRIPTION

The property comprises a former banking premises occupying a prominent corner position, arranged over ground floor with ancillary basement accommodation. The building is of traditional construction and incorporates a number of period architectural features.

Internally, the ground floor provides predominantly open plan retail accommodation together with rear cellular space. Ancillary accommodation is provided at basement level, including WC and kitchen facilities.

The premises may be suitable for a range of commercial uses, including customer-facing office or retail occupiers. Parking is available on street within the immediate vicinity.

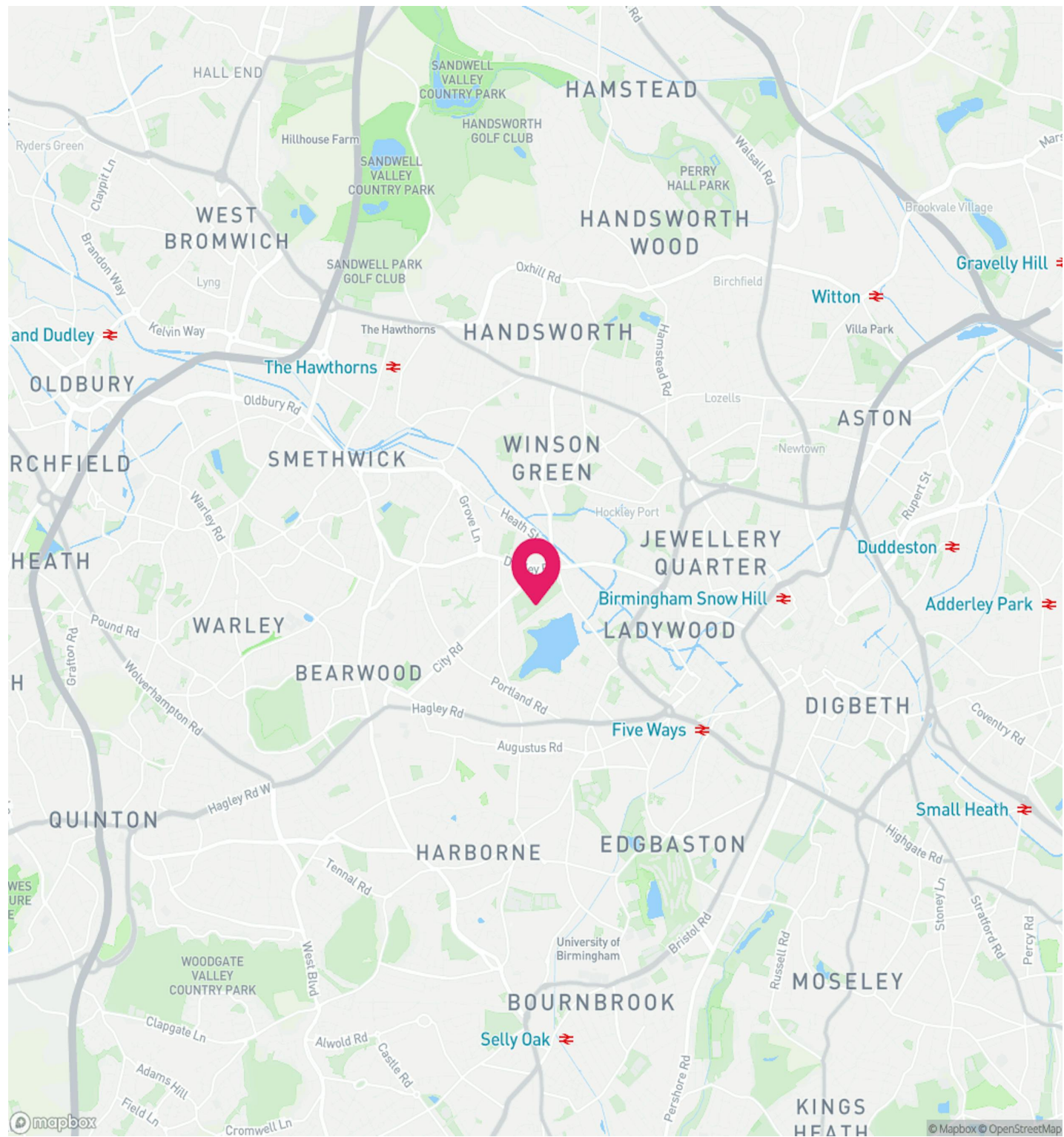


LOCATION

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The property is prominently located on the junction of Dudley Road and City Road within a well-established commercial and residential area approximately 1.5 miles to the west of Birmingham City Centre. Dudley Road is a principal arterial route providing direct access into the city centre, as well as linking to the wider motorway network via the A4540 Middle Ring Road and Junction 6 of the M6 motorway (Spaghetti Junction).

The surrounding area comprises a mix of local and national occupiers, together with dense residential catchment, generating strong levels of passing traffic and footfall. The location is well served by public transport, with regular bus routes operating along Dudley Road providing frequent connections into Birmingham City Centre and surrounding areas.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

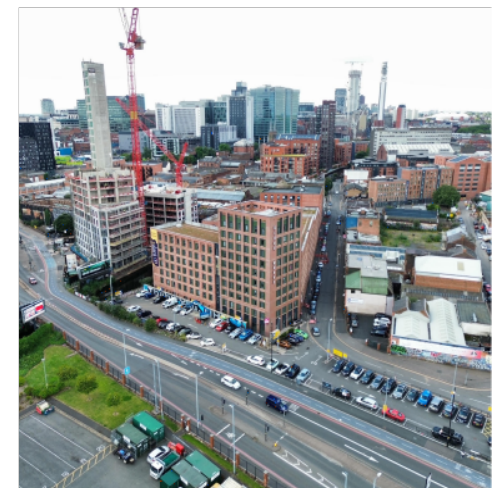
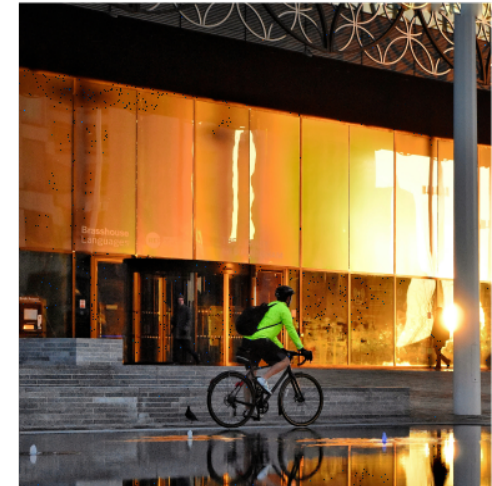
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
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- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Retail and Ancillary Stores	1,553	144.28	Available
Basement - Offices and Stores	916	85.10	Available
Total	2,469	229.38	

SERVICES

We understand that the premises benefits from all mains services.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

RATEABLE VALUE

£32,250

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£35,000 per annum

POSSESSION

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

EPC

D (77)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



Sophie Froggatt
0121 638 0500
sophie@siddalljones.com



Scott Rawlings
0121 638 0500
scott@siddalljones.com

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