

OFFICE | FOR SALE

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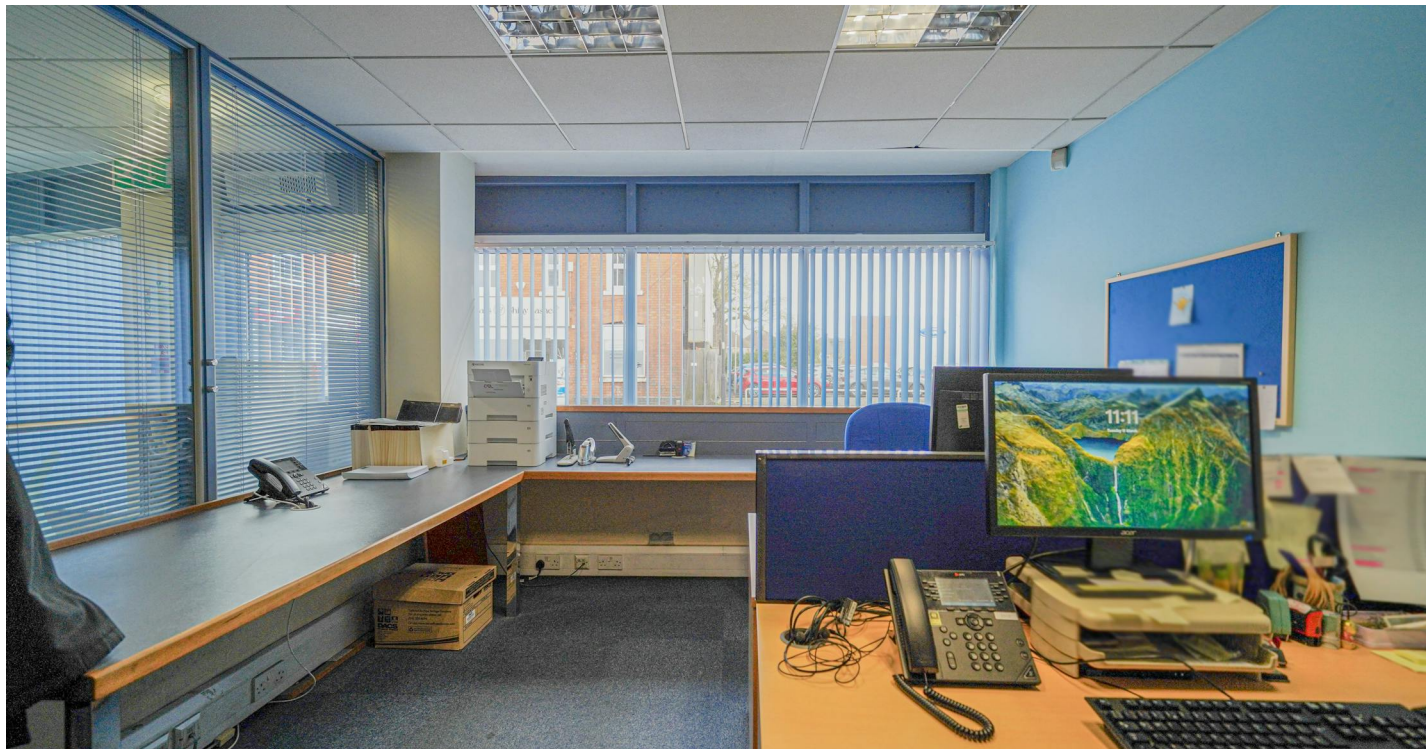
336 STRATFORD ROAD, SHIRLEY, SOLIHULL, B90 3DN

3,542 SQ FT (329.06 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Two-Storey Office Premises Located
Prominently on Stratford Road (A34)

- Guide Price £650,000
 - Extended Office Premises
 - Cellular Meeting Space at Ground and First Floor Levels
 - Well-appointed Accommodation
 - Rear Parking for Four Vehicles
 - Pay and Display Car Park to the Rear
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DESCRIPTION

The property comprises a mid-terraced office building of traditional masonry construction, surmounted with a pitched tiled roof. It has been extended to the rear to provide additional two-storey accommodation, enhancing the overall workspace.

Internally, the property offers predominantly cellular office space across both the ground and first floors, creating a well-structured and functional working environment.

Ground Floor: The layout includes a welcoming reception area, a meeting room, a boardroom, and several private office spaces, making it suitable for businesses requiring a combination of client-facing and private work areas. The ground floor also features WC facilities, including a disabled WC for accessibility compliance.

First Floor: Accessed via a stairwell at the rear of the building, the first floor provides well-appointed cellular office spaces, accommodating a range of professional and administrative uses.

The property benefits from emulsion-coated walls, carpeted flooring and kitchen and WC facilities.

Four car parking spaces are provided to the rear, with additional pay and display parking located nearby.



LOCATION

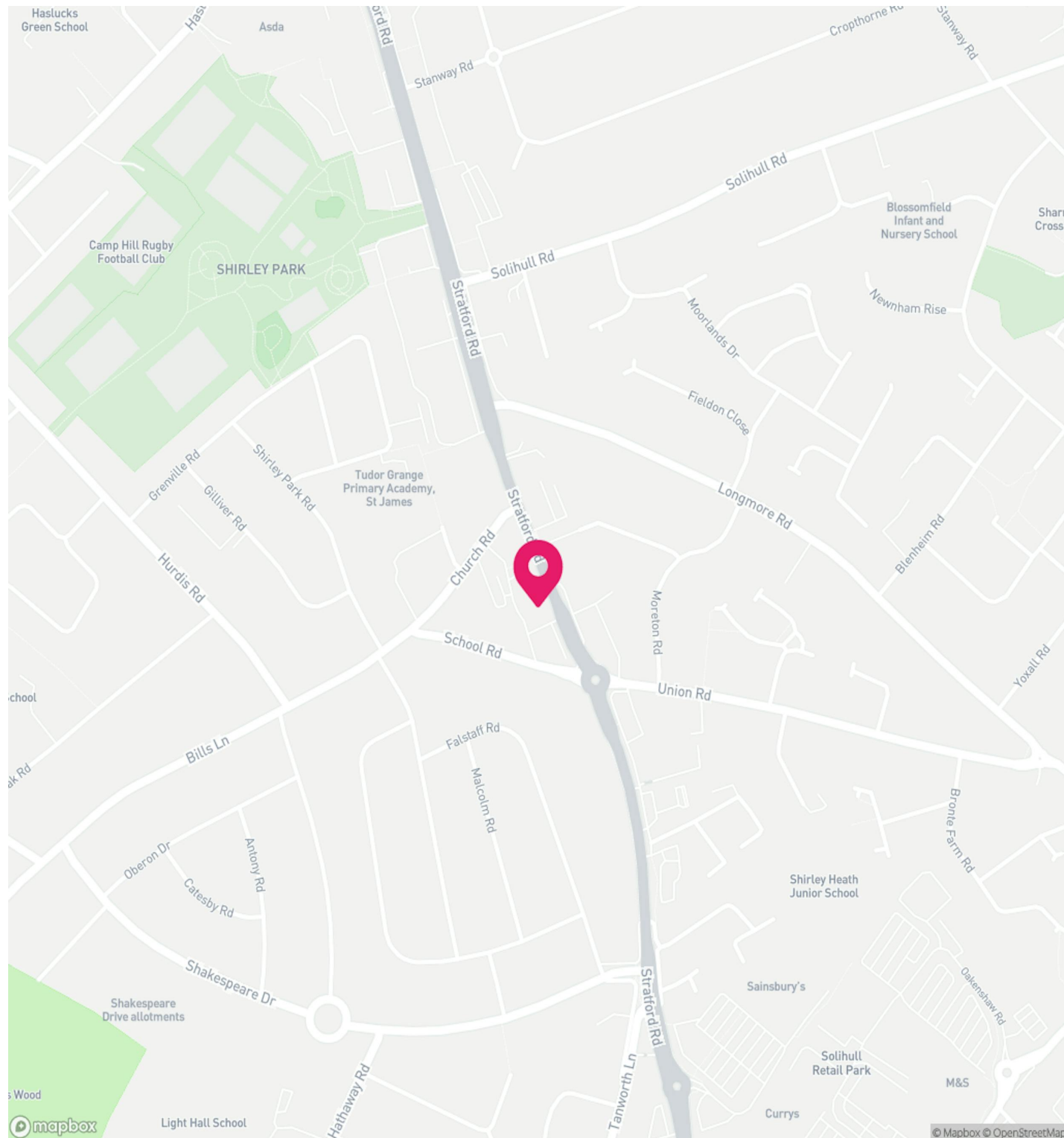
/// ENJOYABLE.GENTLY.STUFF

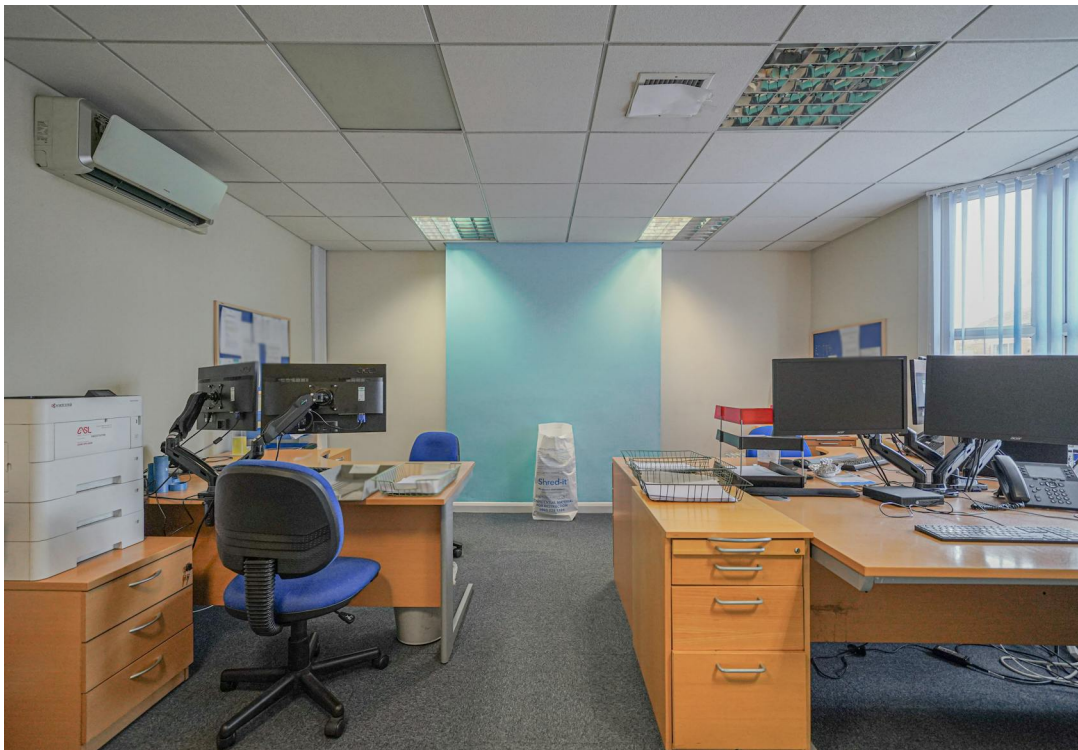
336 Stratford Road benefits from a prominent position along the A34, a major arterial route connecting Birmingham and Stratford-Upon-Avon.

The location offers excellent connectivity and public transport links. The property is conveniently located near to junction 4 of the M42 motorway which provides access to the wider motorway network.

The M42 motorway provides access to Birmingham International Airport and Train Station and the National Exhibition Centre (NEC).

Solihull Town Centre is located approximately 2.5 miles east of the location and Hall Green approximately 3 miles north.





SERVICES

We understand that the building has the benefit of all mains services.

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

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

VIEWING

Strictly via the sole agent Siddall Jones.

RATEABLE VALUE

£23,750

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £650,000

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



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