

OFFICE, RETAIL | TO LET / FOR SALE

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237 DUDLEY ROAD, BIRMINGHAM, B18 4EJ

1,672 SQ FT (155.33 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Office / Retail Premises Located Prominently
Along Dudley Road in Birmingham

- NIA 1,672 ft²
 - Offers in the Region of £285,000
 - Quoting Rental £20,000 PA
 - Accommodation Across Ground, First and Loft Levels
 - Well Appointed Office Space which May be Suitable for Retail or Professional Services
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DESCRIPTION

The property comprises an end-terraced building of traditional masonry construction with rendered elevations beneath a pitched hipped roof.

The accommodation is arranged over ground, first and loft levels and provides predominantly cellular office space, suitable for a range of professional services or potential ground floor retail use.

Internally, the property benefits from a kitchen facility, WC accommodation at first floor level, emulsion-coated walls, double glazed windows, carpeted flooring and gas-fired central heating throughout.



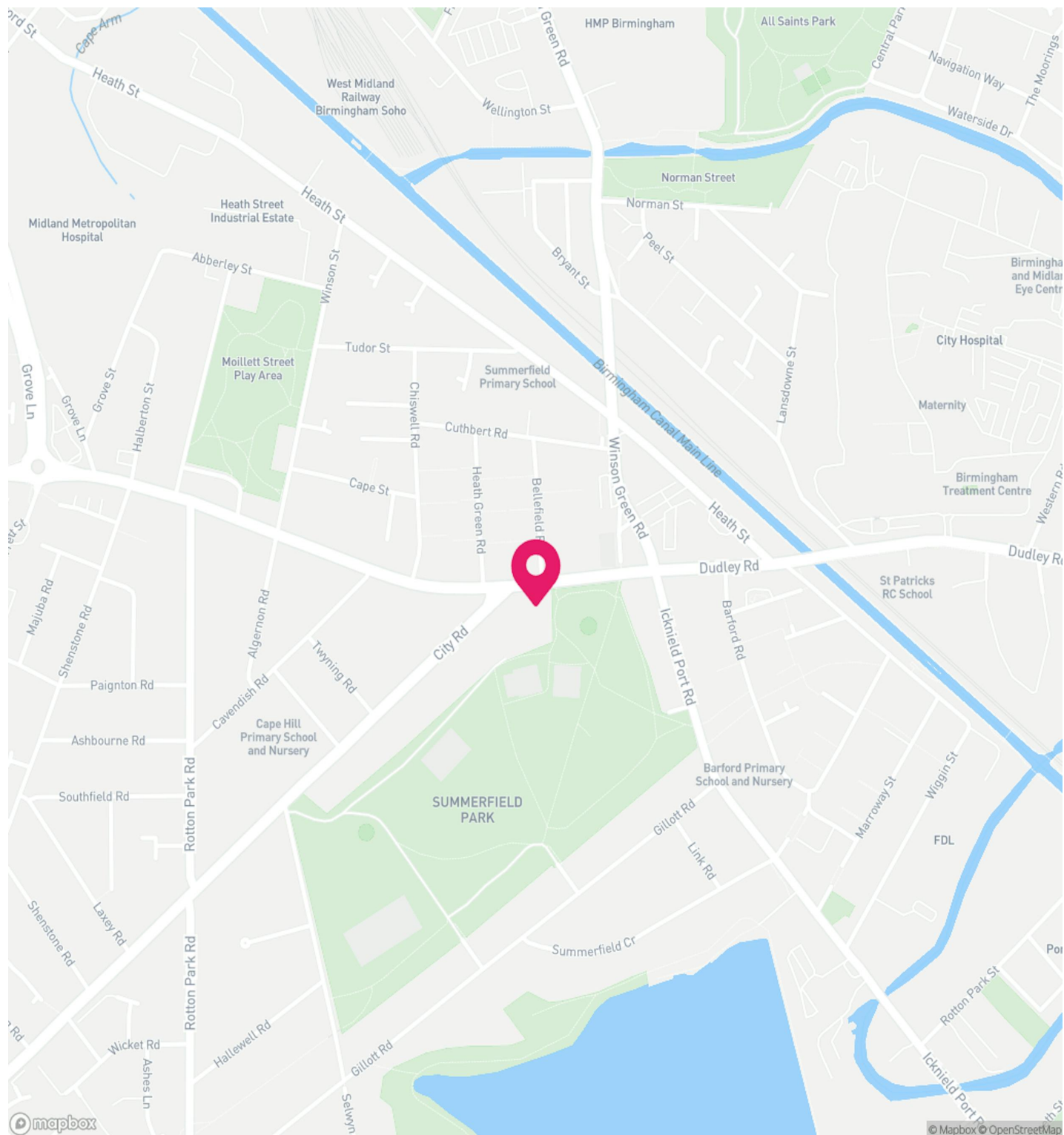
LOCATION

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The property is situated on Dudley Road in Winson Green, approximately 2 miles west of Birmingham city centre.

Dudley Road is a key arterial route linking the city centre with the western suburbs, benefitting from strong passing traffic, regular bus services and good levels of footfall. The surrounding area is a vibrant mixed-use location, serving a dense residential catchment with a range of local retail, food and community uses.

The property is well placed for City Hospital / City Health Campus and the new Midland Metropolitan University Hospital, with nearby rail and Metro links providing wider connectivity across Birmingham and the Black Country.





SERVICES

We understand that the premises benefit from all mains services.

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

RATEABLE VALUE

£13,250

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

£20,000 per annum

PRICE

Offers in the region of £285,000

POSSESSION

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

EPC

D (78)

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



Ryan Lynch

0121 638 0500
ryan@siddalljones.com



Sophie Froggatt

0121 638 0500
sophie@siddalljones.com



Scott Rawlings

0121 638 0500
scott@siddalljones.com

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