

OFFICE | TO LET

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272 KINGS ROAD, TYSELEY, BIRMINGHAM, B11 2AB

125 TO 544 SQ FT (11.61 TO 50.54 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Fully Inclusive Refurbished Offices with Car Parking

- Emulsion Coated Walls
 - Gas Fired Central Heating
 - Double Glazed UPVC Window
 - Part Furnished
 - Kitchen and WC Facilities to each floor
 - Part Air Conditioned
 - Allocated Car Parking
-



DESCRIPTION

The property comprises a prominent office building arranged over two floors with a large reception and forecourt car parking off the Kings Road.

The space is predominantly split to provide cellular office accommodation off a central corridor with reception, kitchenette, canteen, and welfare facilities throughout.

The property has recently been extensively refurbished including new roof covering and includes the following specification:

- Emulsion Coated Walls
- Gas Fired Central Heating
- Double Glazed UPVC Window
- Part Furnished
- Kitchen and WC Facilities to each floor
- Part Air Conditioned
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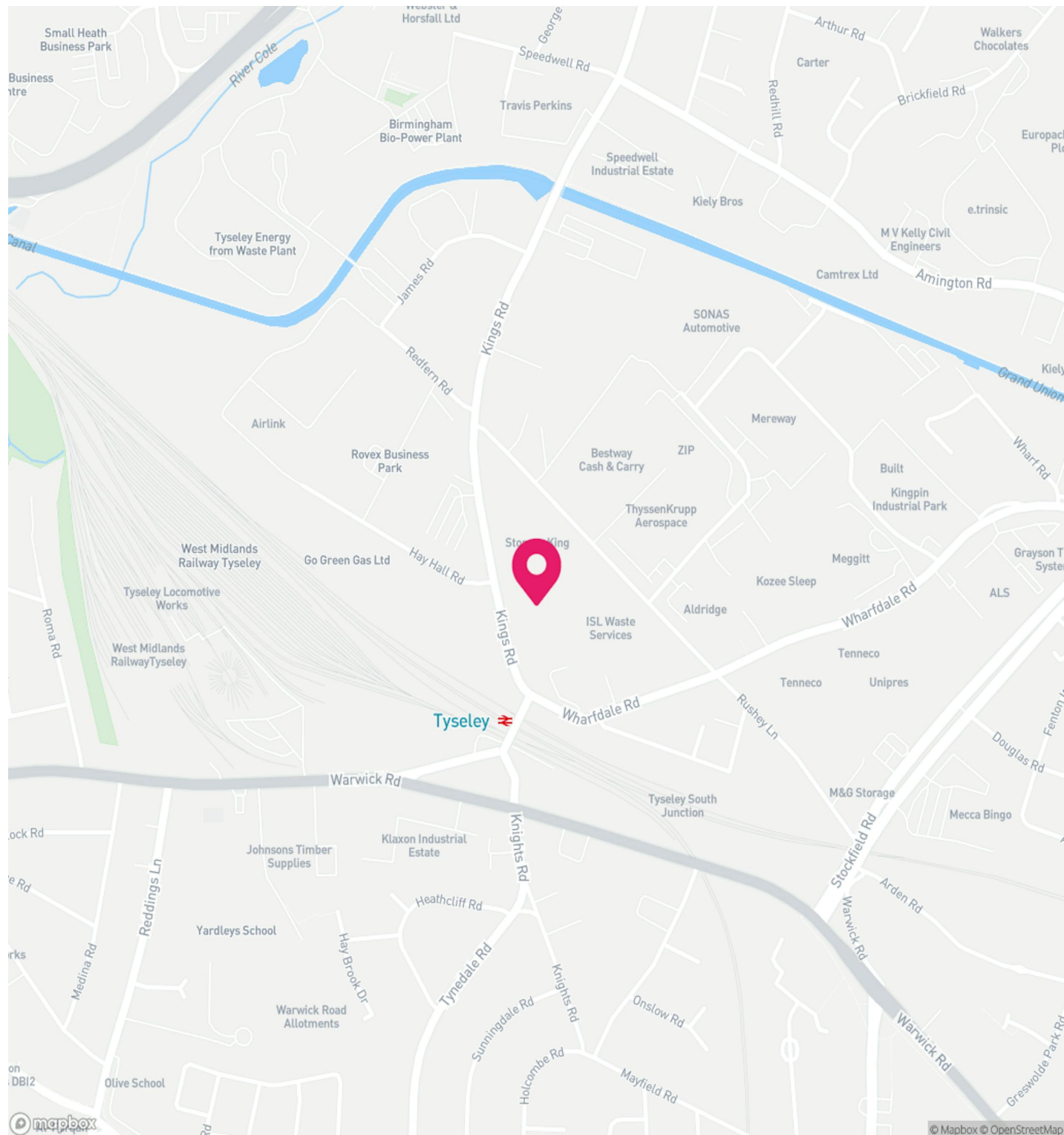
LOCATION

The property occupies a prominent position fronting the Kings Road in Tyseley, Birmingham.

Kings Road is situated off the A45 Coventry Road and provides quick and convenient access to Birmingham City Centre only 4 miles southeast with Birmingham International Airport and NEC approximately 5 miles via the Coventry Road.

National motorway connections via dual carriageway provide convenient access to the M42 Junction 6 (4.5 miles), the M6 Spaghetti Junction 5 (5.5 miles) and the M40 (10 Miles).

Commuter rail services to Birmingham New Street Station via Tyseley Station are only one mile and numerous bus services operate close by.



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.

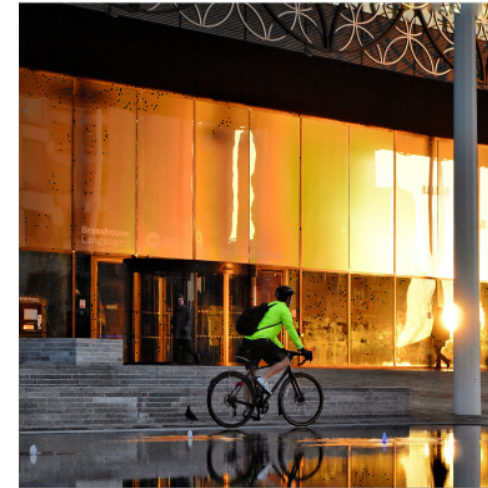
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- 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	Rent	Availability
Ground - Ground Floor	212	19.70	£5,500 /annum	Available
1st - Floor	491	45.62	£13,000 /annum	Available
1st	125	11.61	£4,000 /annum	Available
1st	164	15.24	£4,250 /annum	Available
1st - Floor	235	21.83	£6,000 /annum	Available
1st	184	17.09	£4,750 /annum	Available
1st	544	50.54	£11,000 /annum	Available
Ground	218	20.25	£5,500 /annum	Let
Total	2,173	201.88		

RENTAL/TERMS

The suites are available to let on a flexible agreement on all-inclusive terms.

SERVICES

We understand that all mains' services are available to the property.

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request from the agent.

PLANNING

We have been verbally advised that the property has planning consent under Use Class E.

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

VIEWINGS

Viewings are strictly via the sole agents Siddall Jones.

SERVICE CHARGE

n/a

LEASE

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

RENT

£4,000 - £13,000 per annum

POSSESSION

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

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

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CONTACT



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