

OFFICE | TO LET

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PART GROUND FLOOR, 1102 BRISTOL ROAD SOUTH, BIRMINGHAM, B31 2RE
457 SQ FT (42.46 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Refurbished / Modern Part Ground Floor Office
Suite with Car Parking

- Detached Prominent Office Building
 - Ample Car Parking
 - Flexible Floor Plates
 - Excellent Communication Links
 - Recently Refurbished
 - DDA Complaint
-



DESCRIPTION

The premises comprise a relatively large, detached office building with car parking in a landscaped setting off the main A38 Bristol Road South.

The offices are entered via a large welcoming reception with automatic double doors and WC facilities being provided at ground floor level. The subject Suite is situated on the ground floor and comprises a rough square office which includes two partitioned offices

The accommodation has been refurbished to a good standard with carpet floor tiles, suspended ceiling with CAT II inset lighting, perimeter power and data, gas fired central heating, UPVC double glazing and fitted window blinds.

Externally the property benefits from extensive car parking as well as being situated on a main bus route and being within walking distance of Northfield train station.

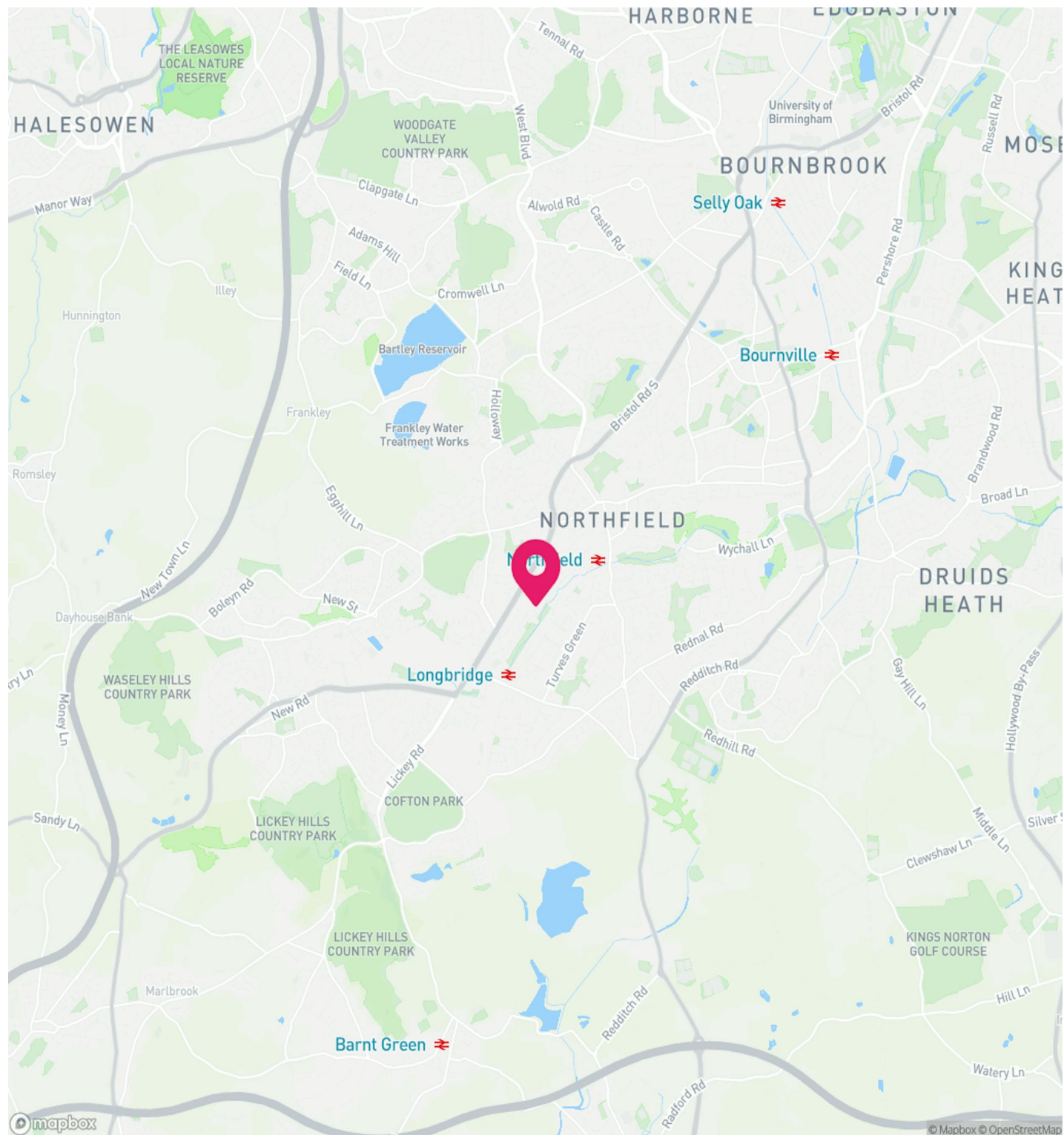
*The photos shown are historic and the property now has two partitioned meeting rooms which can be removed or altered to accommodate tenant's occupational needs.



LOCATION

The property occupies a prominent position fronting Bristol Road South (A38) close to its junction with South Road in the Northfield area of Birmingham, Bristol Road South is a main arterial route serving Birmingham City Centre from the south west some 5 miles distant.

The property is situated within a mixed residential and commercial locality with various shopping parades close by, benefiting from excellent transport links with regular bus services and being within walking distance of Northfield Train Station.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Part Ground Floor	457	42.46	Available
Total	457	42.46	

USE CLASS

We understand the property has consent under Use Class E

AVAILABILITY

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

LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

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

SERVICE CHARGE

£2.50 per sq ft

VAT

All figures quoted are exclusive of VAT which may be payable.

LEASE

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

RENT

£7,200 per annum On a new lease with length and terms to be agreed

EPC

C (67)

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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