

OFFICE | TO LET

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FIRST FLOOR, 525B CHESTER ROAD, CASTLE BROMWICH, BIRMINGHAM, B36 0JU

659 SQ FT (61.22 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Retail Premises Fronting the Busy
A452 Chester Road in the Heart of Castle
Bromwich, with Excellent Transport Links

- Prominent A452 Frontage
 - Established Castle Bromwich Location
 - Excellent Roadside Visibility
 - Ground Floor Retail Premises
 - Suitable For Various Uses – STP
 - Excellent Transport Links
 - Regular Bus Services Nearby
 - NEC & Birmingham Airport Nearby
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DESCRIPTION

The property comprises a semi-detached, two-storey commercial building of traditional brick construction. The building benefits from double-glazed windows throughout, providing excellent levels of natural light across the accommodation.

The available suite extends to approximately 659 ft² and is situated on the first floor, accessed via a dedicated pedestrian entrance and staircase. The accommodation comprises four well-proportioned cellular rooms together with a private kitchen and WC facilities, all contained within the demise.

The space is suitable for a variety of occupiers and would lend itself well to office use, consulting or treatment rooms, training or educational purposes, and other uses within Class E (subject to any necessary consents).



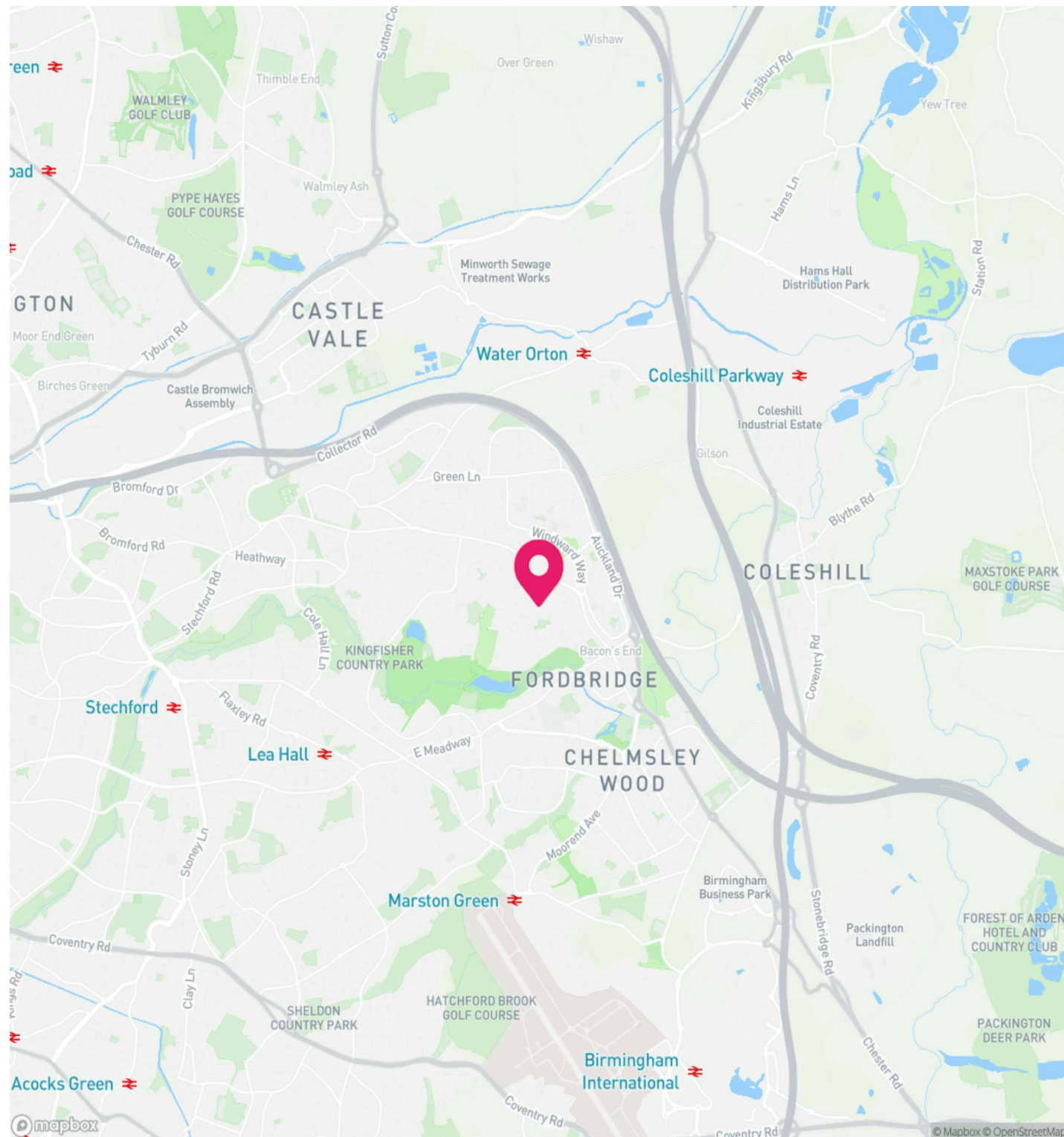
LOCATION

The property occupies a prominent position fronting Chester Road (A452) in the established Castle Bromwich area of Birmingham.

Castle Bromwich is situated approximately 6 miles North East of Birmingham City Centre and benefits from excellent road communications, with the A452 providing convenient access to the wider Birmingham conurbation and national motorway network.

Public transport links are also readily available, with regular bus services operating along Chester Road and Lea Hall and Stechford railway stations both within easy reach.

The property is conveniently located for the National Exhibition Centre (NEC), Birmingham Airport and Birmingham International railway station, all of which are approximately a 10 minute drive away.



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.

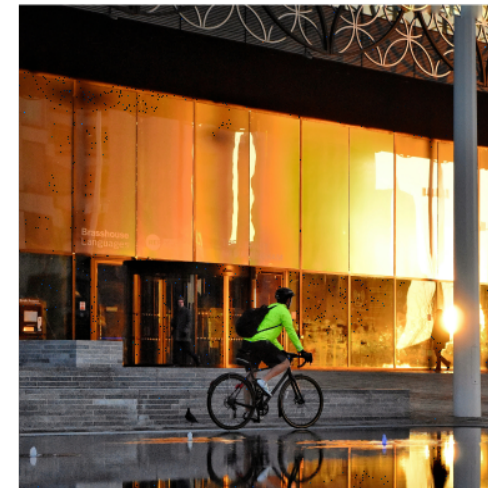
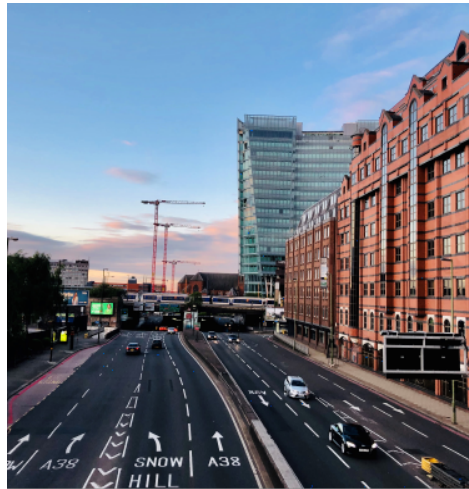
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

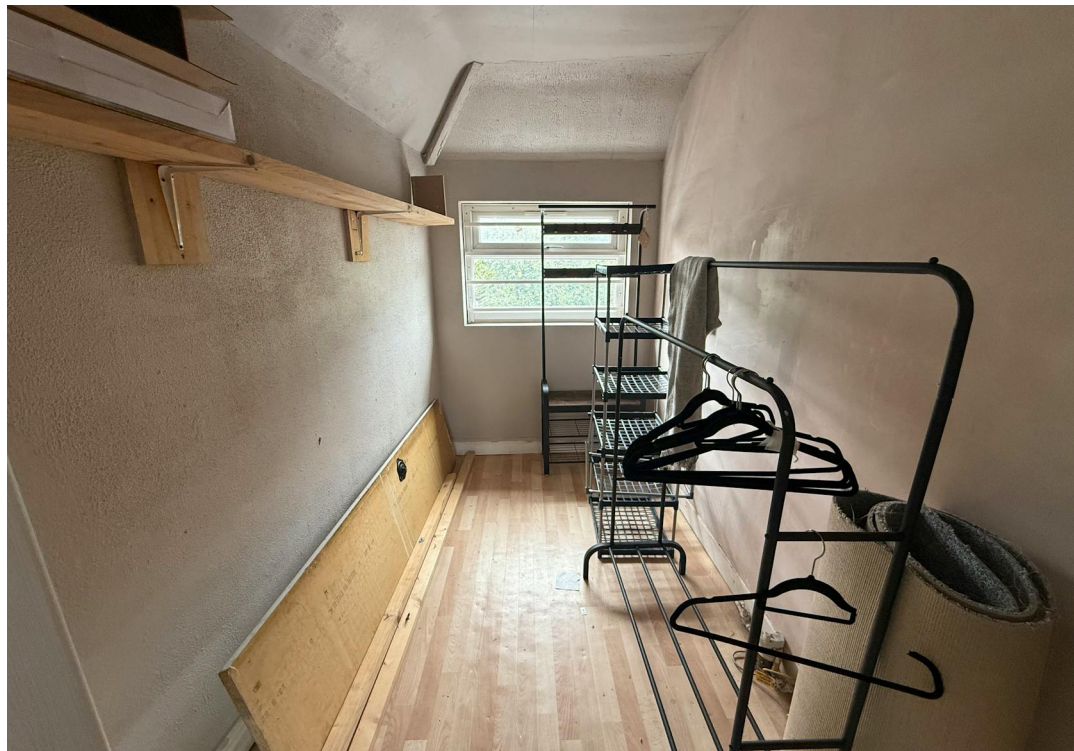
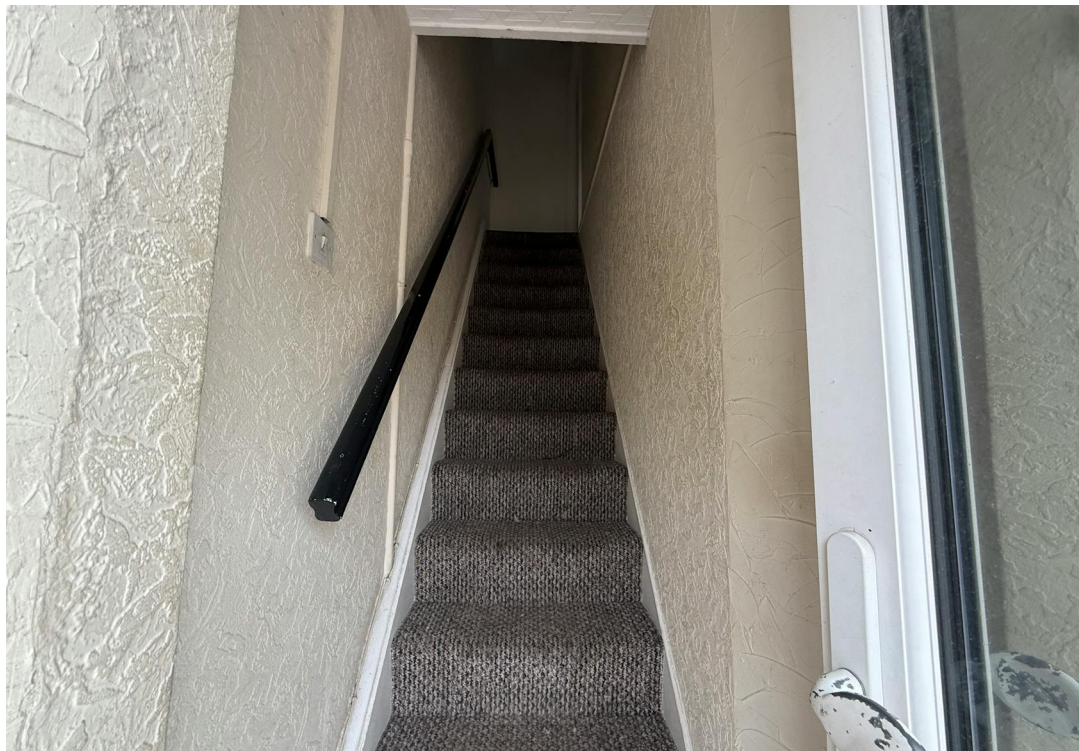
Central location, global reach: A strategic location offers quick train connections:

- 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!





TERMS

The property is available on a new lease, with length to be agreed, at a passing rental of £9,000 per annum (exclusive).

BUSINESS RATES

Rateable Value: £6,900

The property may qualify for 100% Small Business Rates Relief, subject to the occupier meeting the relevant eligibility criteria. Interested parties are advised to make their own enquiries with Birmingham City Council to confirm their individual liability and entitlement to any relief.

UTILITIES

The Tenant is responsible for all utilities serving the property.

VAT

All prices quoted are exclusive of VAT which we understand is not payable.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: B

VIEWING

Strictly via the sole agent Siddall Jones.

LEASE

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

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

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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sophie@siddalljones.com

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