

OFFICE | TO LET

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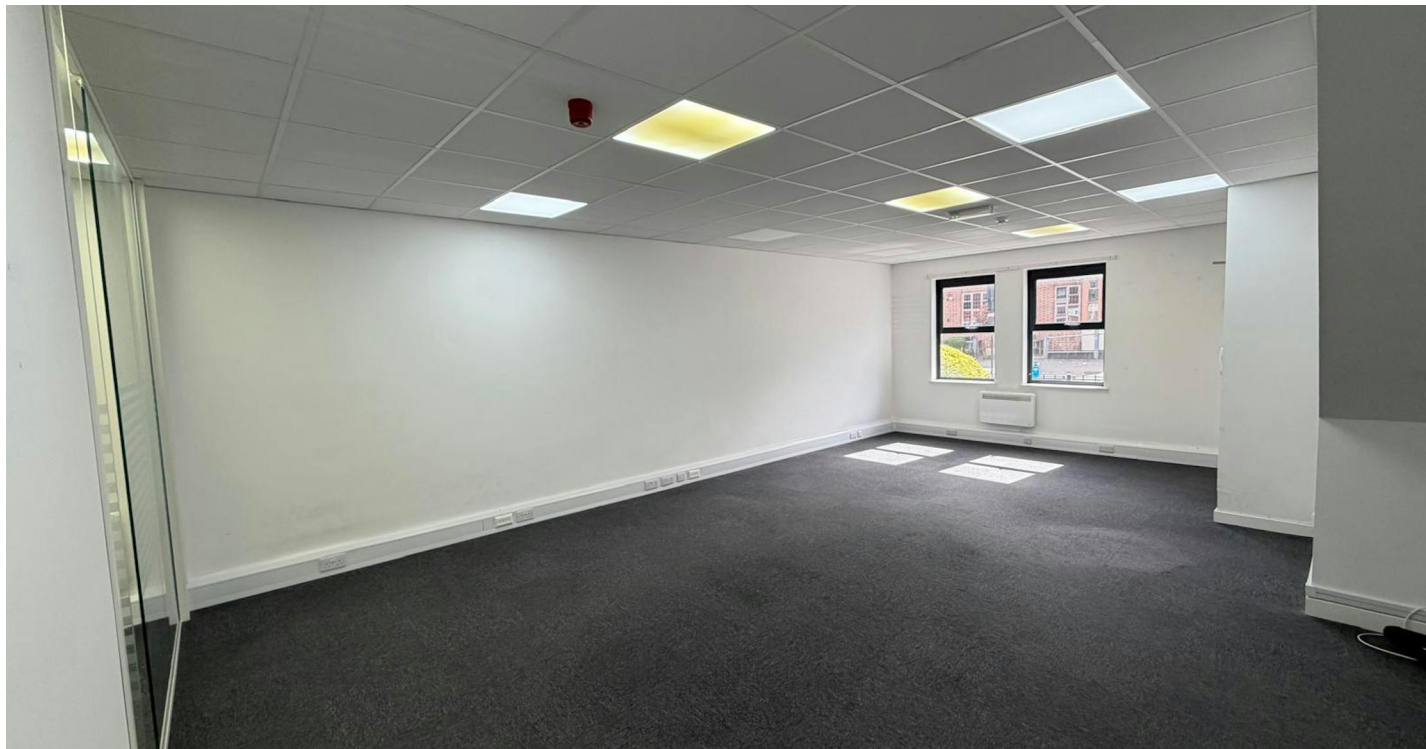
17 HIGH STREET, HARBORNE, BIRMINGHAM, B17 9NT

650 TO 1,420 SQ FT (60.39 TO 131.92 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Modern Fully Refurbished Offices on Harborne High Street with 3x Car Parking Spaces

- Fully Refurbished Office Premises
 - High Street Location
 - Available as a Whole Building or Floor by Floor - with each floor being self contained
 - Rental from £11,000 Per Annum
 - 3x Car Parking Spaces Included with the whole building
 - Flexible Lease Terms
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DESCRIPTION

The property comprises a mid-terrace, two-storey office building of traditional brick construction beneath a pitched tiled roof, prominently positioned fronting Harborne High Street.

The accommodation has been comprehensively refurbished to provide high-quality, modern office space arranged over ground and first floors.

Internally, the premises offer predominantly open plan accommodation, finished to a contemporary specification including suspended ceilings with inset LED lighting, carpet flooring, double glazed windows, perimeter power, air conditioning and electric panel heating throughout. The ground floor benefits from a full-height glazed partitioned meeting room or director's office.

Both floors provide open plan working areas complemented by WC facilities and modern kitchenette areas, each fitted with sink, storage units and a built-in microwave.

The layout offers flexibility for a range of occupiers seeking adaptable, ready-to-occupy workspace.

Externally, the property benefits from three allocated car parking spaces to the rear.

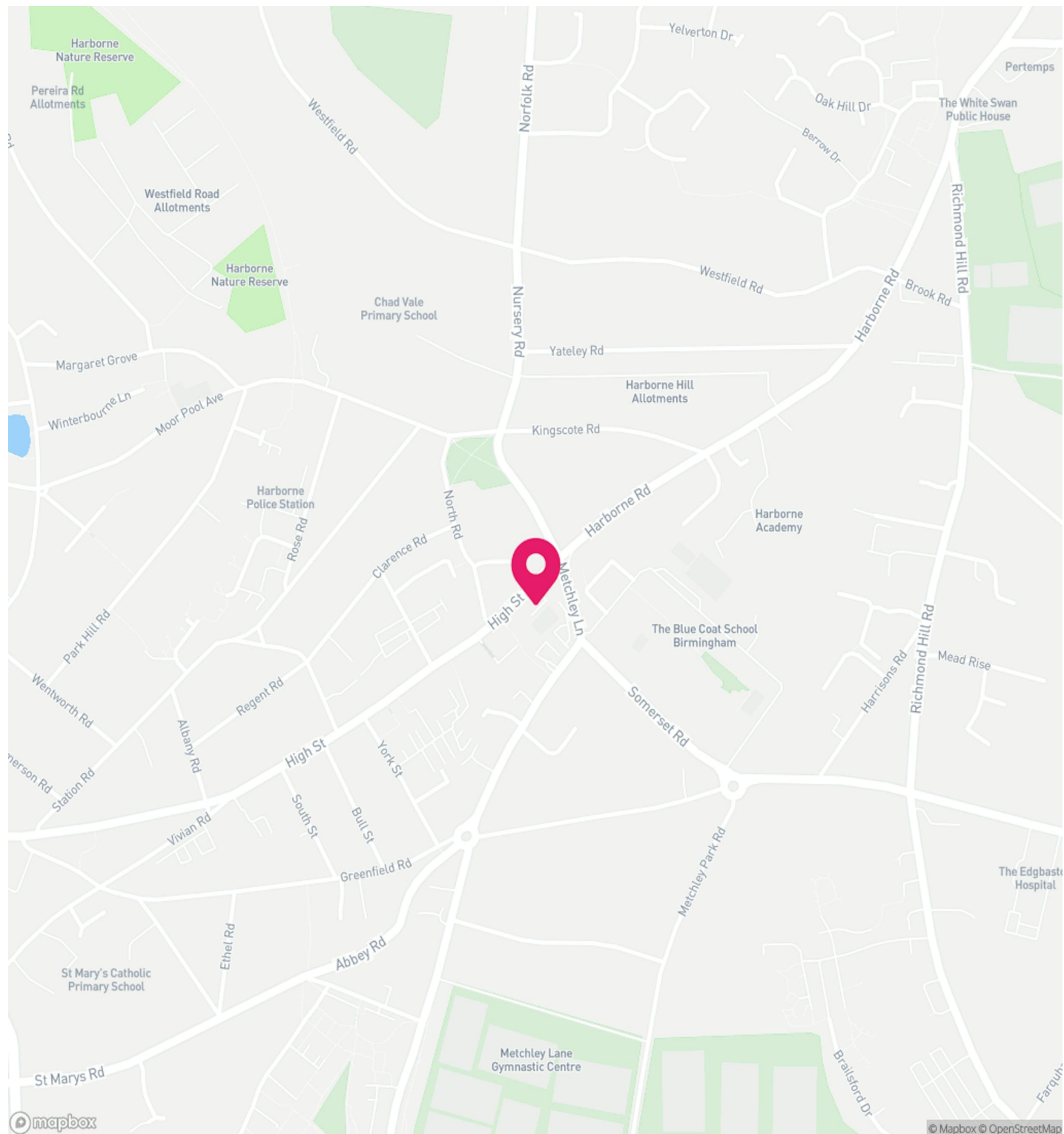


LOCATION

Harborne is one of Birmingham's most sought-after suburban office and retail locations, situated approximately 3 miles south-west of Birmingham city centre.

The property occupies a prominent position on Harborne High Street, which offers an excellent range of amenities including cafés, restaurants and national retailers.

The area benefits from strong transport links, with regular bus services providing direct access to Birmingham city centre and surrounding areas. The nearby A456 (Hagley Road) offers convenient access to the wider motorway network, including Junction 3 of the M5 motorway (4.5 miles), facilitating connectivity across the Midlands and beyond.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor Office	770	71.54	Available
1st - First Floor Office	650	60.39	Available
Total	1,420	131.93	

SERVICES

We understand that all mains services are available on or adjacent to the subject property.

The agents have not inspected nor tested the condition of the services and interested parties are advised to carry out their own investigations.

RATEABLE VALUE

£10,500. We understand each floor qualifies for Small Business Rates Relief, subject to tenants eligibility

VAT

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

£11,000 - £22,500 per annum with length and terms to be agreed.

POSSESSION

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

EPC

D (94)

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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