

OFFICE | TO LET

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STUART COURT, 73-75 STATION ROAD, BIRMINGHAM, B23 6UG

131 SQ FT (12.17 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Fully Inclusive Self-Contained Offices with Car Parking

- Inclusive Rental
 - Suitable for Office or Beauty Uses - Class E
 - On-Site Car Parking
 - Close to Erdington Centre
 - Gas Central Heating
 - Emulsion Coated Walls
 - Suspended Ceilings with Inset Lighting
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DESCRIPTION

The property comprises of an attractive two-storey building of traditional masonry construction surmounted by flat and pitched tiled roofs.

The building provides ground floor retail accommodation with associated forecourt parking with first floor serviced office space accessed via the rear from Station Road.

The first floor offices are accessed via an internal stairwell to the rear of the building. All offices are offered on all inclusive basis, with the benefit of car parking on-site. Kitchen and WC facilities are shared between tenants and are cleaned daily.



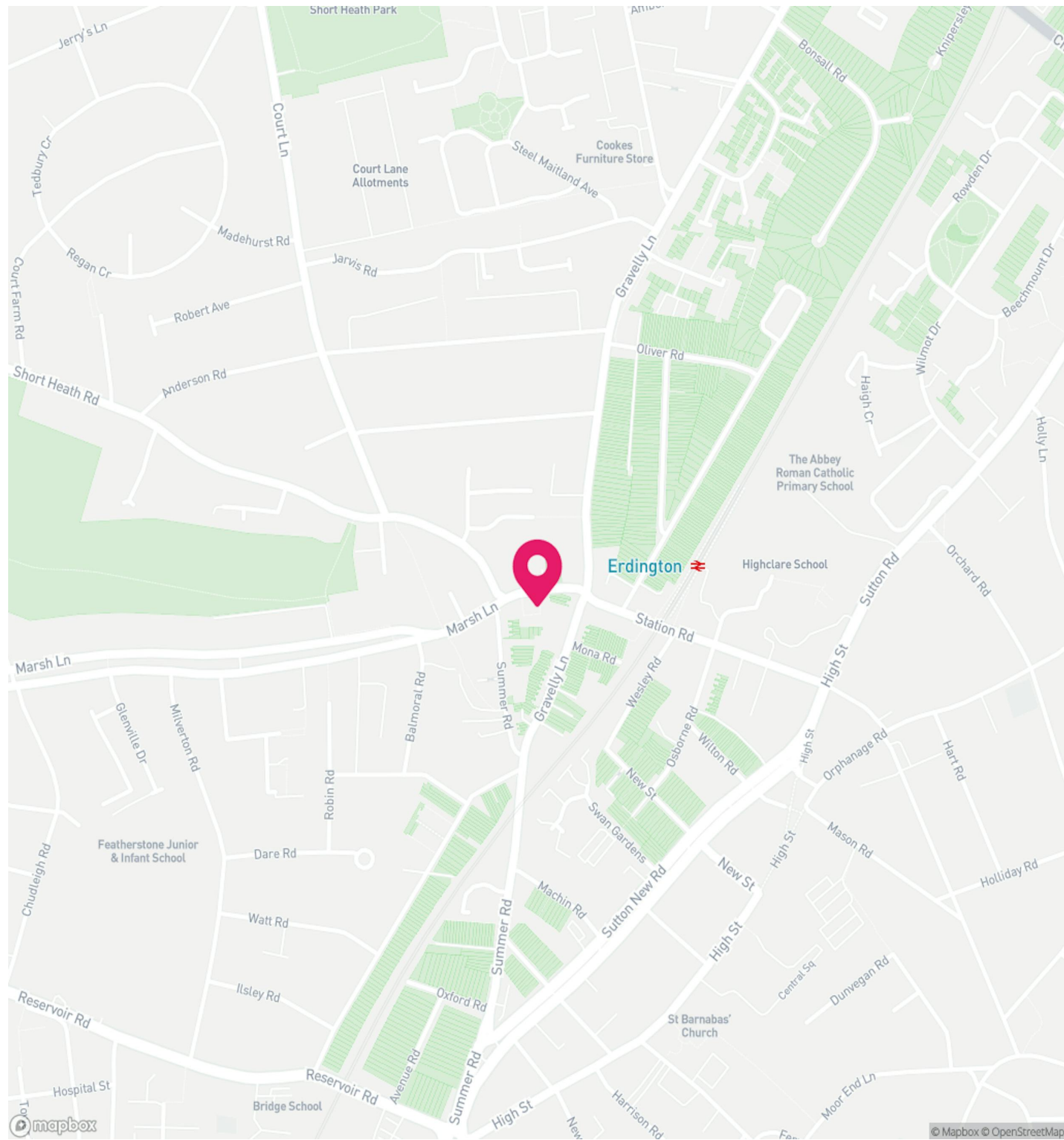
LOCATION

The property is prominently situated at the corner of Station Road and Gravelly Lane in the Erdington area of Birmingham.

Erdington is a densely populated suburb located approximately five miles north of Birmingham city centre.

Gravelly Lane connects to Summer Road and Gravelly Hill North, providing convenient access to Junction 6 (Spaghetti Junction) of the M6 motorway, located roughly two miles south of the property. This motorway links to the wider national motorway network.

The area is well-served by public transport, with Erdington and Gravelly Hill train stations nearby, as well as local bus routes offering easy access to Birmingham city centre and beyond.





AVAILABILITY

Name	sq ft	sq m	Rent	Availability
1st - Office 7	131	12.17	£5,400 /annum	Available
Total	131	12.17		

TERMS

The suites are available on flexible licence agreements.

SERVICES

The property benefits from all mains services.

The agent has not tested the suitability of the connections.

LEGAL COSTS

Each party to cover their own costs.

UTILITIES

The suites are offered on an all-inclusive basis

VAT

Not Applicable

RENT

£5,400 per annum

POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

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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