

OFFICE | TO LET

[VIEW ONLINE](#)



FIRST FLOOR AT 199 TYBURN ROAD, ERDINGTON, BIRMINGHAM, B24 8JE

1,000 SQ FT (92.90 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Flexible/Low Cost Open Plan Offices with Car Parking

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- Double Glazed Windows
  - Car Parking
  - Central Heating
  - Suspended Ceilings with Inset Lighting
  - Perimeter Trunking with Data & Power
  - Kitchenette & W/C to Each Floor
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## DESCRIPTION

The property comprises a substantial building fronting the Tyburn Road.

The office accommodation is entered off the Tyburn Road via a pedestrian entrance leading into a large open plan lobby area.

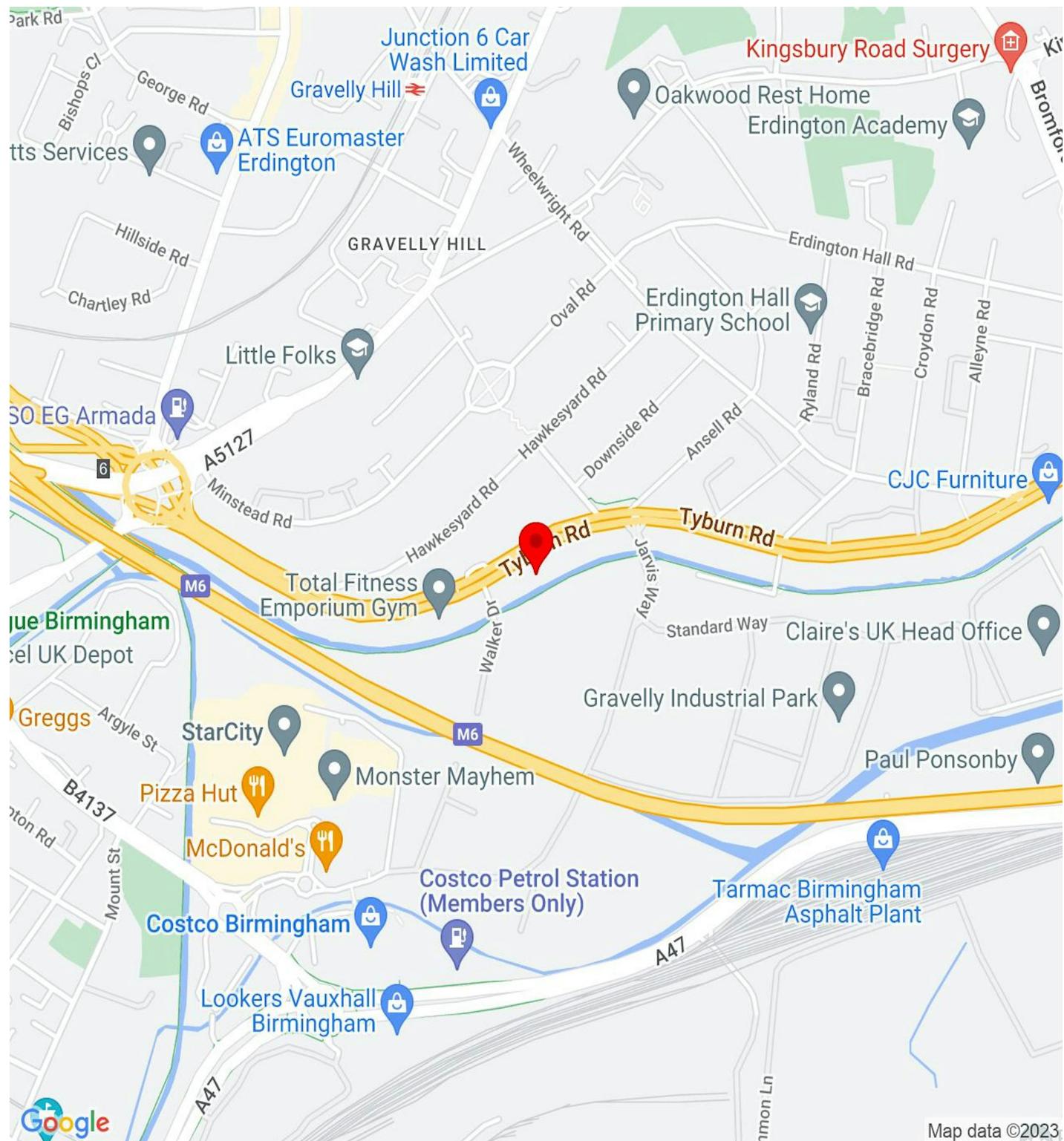
The upper levels are reached via a staircase with each office being open plan and benefiting from:

- Male and female WCs to each floor
- Kitchenette to each floor
- New carpet flooring
- Suspended ceilings with inset lighting
- Perimeter trunking with data and power
- Central heating – with independent boiler and thermostat on each floor
- Double glazed windows
- Car parking



## LOCATION

The property is predominately situated occupying a large frontage to the A38 Tyburn Road in Erdington, only 5 miles south of Birmingham City Centre and within close proximity to J6 of the M6 Motorway at (Spaghetti Junction) allowing for convenient access to the national motorway network.



## 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.

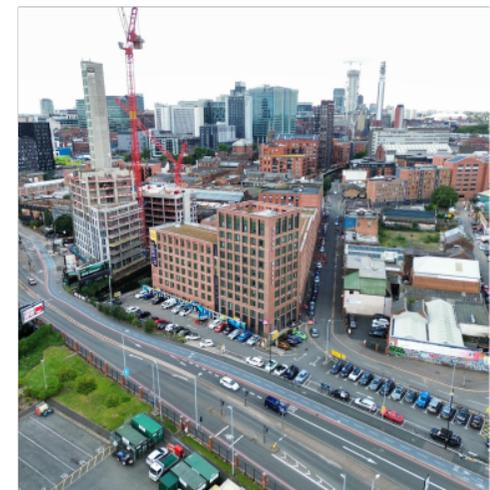
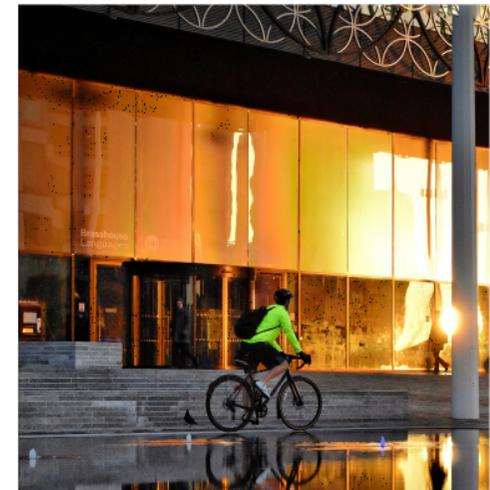
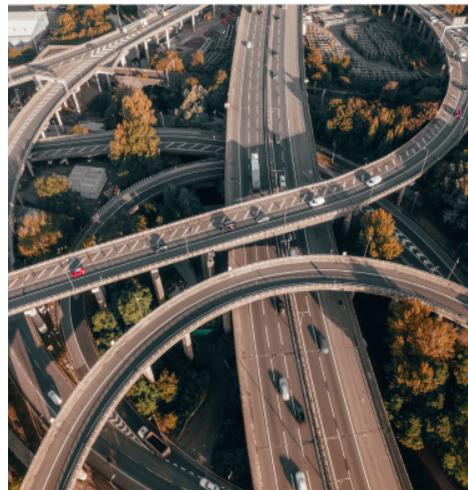
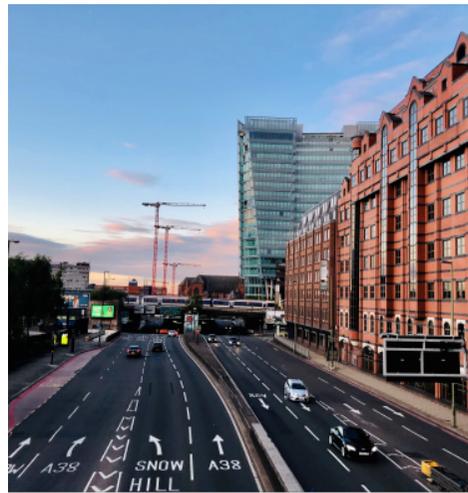
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**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!



## SERVICE CHARGE

A small service charge is levied in respect of maintenance and upkeep of communal areas.

## VAT

All prices quoted are exclusive of VAT, which may be payable.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate available upon request from the agent.

## SERVICES

It is understood that all mains electric, water and drainage are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

## PLANNING USE

We understand the property has consent under use classes B1 (Business) B2 (General Industrial) and B8 (Storage & Distribution).

## AVAILABILITY

The properties are immediately available, subject to the completion of legal formalities.

## VIEWINGS

Viewings are strictly via the sole letting agent Siddall Jones.

## LEASE

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

## RENT

£10,000 per annum

## 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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