

OFFICE | TO LET

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GROUND FLOOR PREMISES, FACET ROAD, BIRMINGHAM, B38 9PT

14,561 SQ FT (1,352.76 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

High Quality Ground Floor Office Premises
Located in Kings Norton

- NIA 14,561 ft²
 - Quoting Rental £135,000 Per Annum (Exclusive)
 - Former Dialysis Unit and Job Centre
 - Suitable for Alternative Uses STP
 - Refurbished, Modern, Office Premises
 - Raised Access Floors, LED Lighting, Comfort Heating and Cooling
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DESCRIPTION

The property comprises high quality ground floor office accommodation accessed via a secure, shared lobby entrance, benefitting from a coded maglock security system. Internally, the space offers a combination of cellular offices, consulting and training rooms, alongside a generous open-plan area to the rear, providing flexibility for a range of different occupiers.

The premises have recently undergone a comprehensive refurbishment to deliver a modern, high specification fit out. Key features include LED PIR lighting, raised access flooring, emulsion-coated walls, comfort heating and cooling systems, carpet-tiled floors, and newly installed kitchen and WC facilities.

Externally, the property benefits from a secure rear car park with additional parking provision located adjacent to the building.



LOCATION

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Facet Road is located in the established commercial area of Kings Norton, approximately 5 miles south of Birmingham city centre.

The location benefits from excellent transport links, being situated just over 4 miles from Junction 2 of the M42, which in turn provides direct access to the M5, M6 and M40 motorways. This connectivity offers convenient routes across the wider Midlands region and beyond, including links to Birmingham Airport and the NEC.

Birmingham city centre is easily accessible by road with typical journey times of 15 minutes. The area is also well served by public transport, with Kings Norton railway station located approximately 0.7 miles from the property. The station lies on the Cross-City Line and provides regular direct services to Birmingham New Street.

The surrounding area comprises a mix of light industrial, commercial and service occupiers, forming part of a well-regarded business location with good local amenities.





SERVICES

We understand that all mains services are connected to the building.

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

RATEABLE VALUE

£107,000. The prospective tenant should make their own enquiries direct to Birmingham City Council

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

Sublease

RENT

£135,000 per annum The property is available on a sub-lease for a term expiring on 9th March 2030.

POSSESSION

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

POSSIBLE USE CLASSES

Class E(g)(ii) - Research and development

EPC

D (93)

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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