

OFFICE | TO LET

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BARCLAY HOUSE, KINGSBURY ROAD, BIRMINGHAM, B76 9EE

647 SQ FT (60.11 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Self-contained, First Floor Office Premises
Which Have Been Recently Refurbished
Benefitting from on Site Parking.

- NIA 647 ft2
 - Quoting Rental £12,500 Inclusive of Utilities
 - 2 Car Parking Spaces Available
 - Refurbished Kitchen and Bathroom
 - Four Cellular Office Spaces
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DESCRIPTION

The property comprises a self-contained office suite situated above Ramadan Indian Restaurant, just off Kingsbury Road.

Access is provided via a private ground-floor entrance, with an internal staircase leading to a central hallway serving the accommodation.

The suite is arranged to provide three separate cellular offices, together with newly refurbished kitchen and WC facilities.

The accommodation benefits from double-glazed windows, emulsion coated walls, laminate flooring and gas-fired central heating.

Two car park spaces are available with the demise with additional spaces being available to rent within office hours.



LOCATION

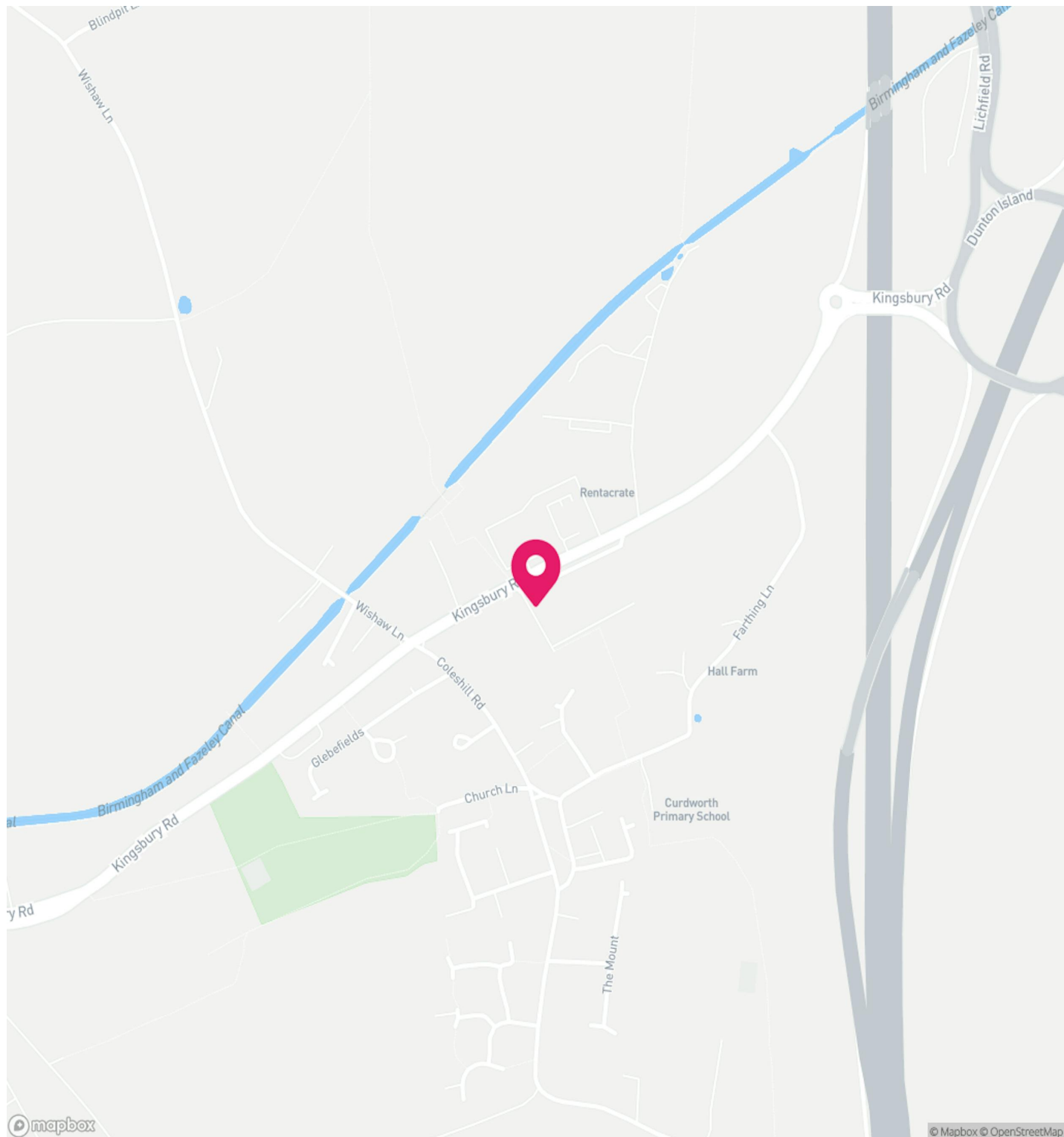


The property is situated in a prominent position on Kingsbury Road, approximately 9 miles north-east of Birmingham city centre.

The location benefits from excellent road connectivity, with Junction 9 of the M42 and Junction T1 of the M6 Toll situated approximately 0.3 miles to the east. These provide convenient access to the wider national motorway network, including the M6, M5, M40 and M1.

Kingsbury Road forms part of the A4097, a principal arterial route connecting Curdworth with Kingsbury, Minworth and the A38. The nearby A446 also provides direct links towards Sutton Coldfield, Coleshill and Birmingham Airport.

Birmingham city centre is readily accessible via the A38, while Birmingham Airport, Birmingham International Railway Station and the NEC are all within convenient driving distance.



SERVICES

We understand that the premises benefit from all mains services.

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

RATEABLE VALUE

We understand the premises benefit from small business rates exemption - subject to tenant qualification.

VAT

To be confirmed

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

£12,500 per annum Inclusive of Utilities and Insurance

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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