

OFFICE, TRADE COUNTER | TO LET



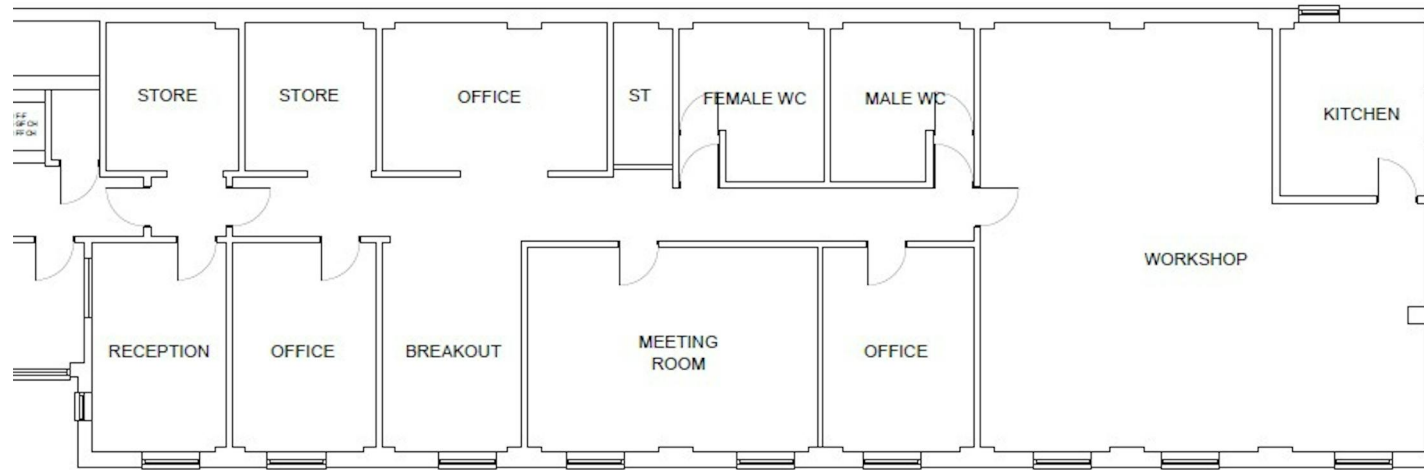
REGENT HOUSE, KINGSBURY ROAD, BIRMINGHAM, B76 9DD

2,533 SQ FT (235.32 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Business Premises Suitable for Variety of Businesses with Excellent Transport Links and On-Site Car Parking

- Ground Floor
 - Excellent Transport Links
 - Near A38, M6 and M42
 - Versatile Accommodation
 - Prominent Road Frontage
-



STING GROUND FLOOR PLAN
SVEY DRAWINGS

DESCRIPTION

The available accommodation occupies the ground floor of a brick-built, two-storey office building situated within a well-established commercial area.

Accessed via a central hallway, the premises provide a combination of private cellular offices and a spacious open-plan area, offering flexibility for a variety of business requirements.

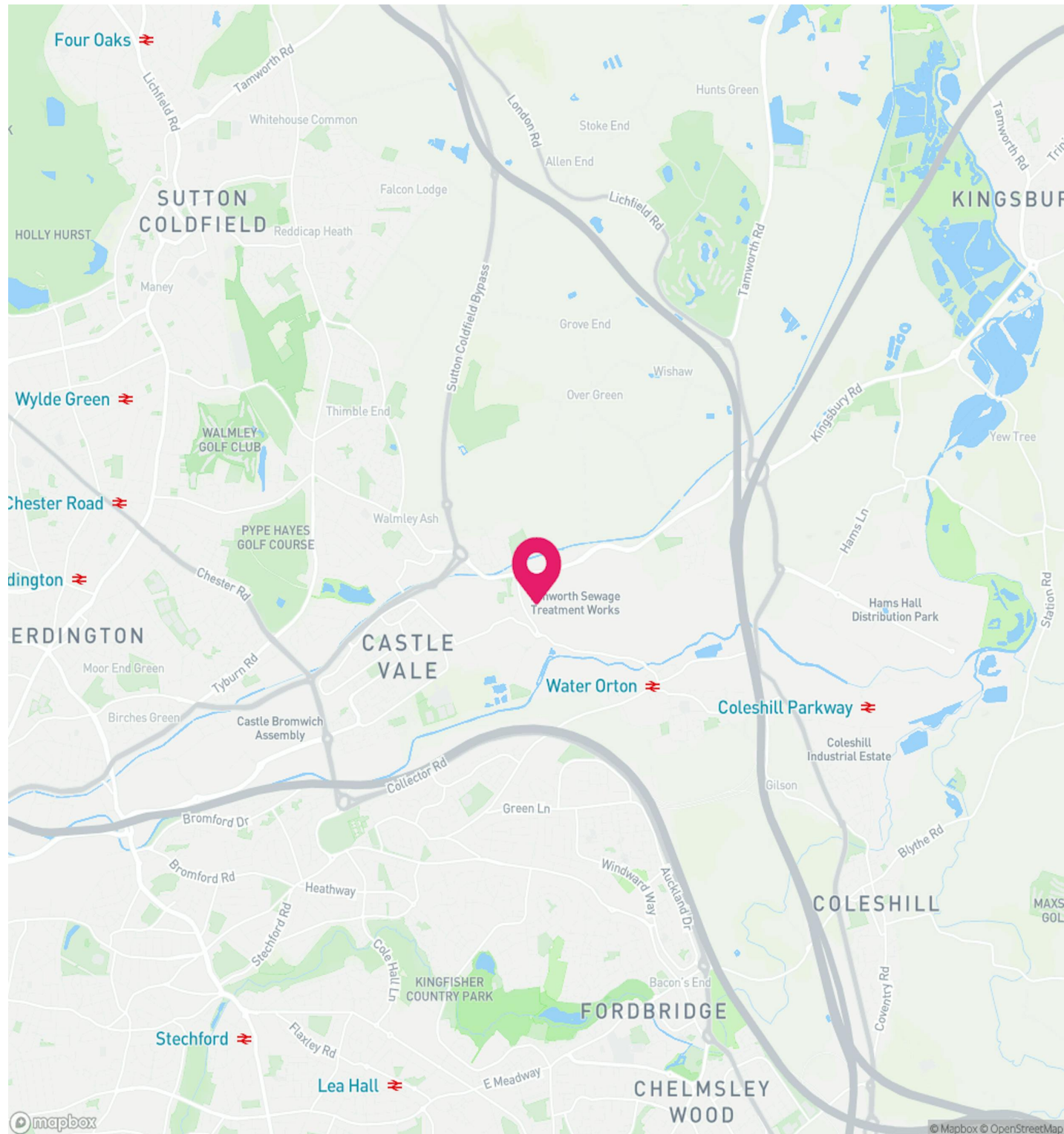
Well-suited for office or retail use, the space benefits from a practical layout, a professional external appearance with prominent frontage, and the convenience of on-site car parking.

LOCATION

The property is located on Kingsbury Road in Minworth, a well-connected suburb of Sutton Coldfield in Birmingham.

The area is known for its mix of industrial and commercial premises, with excellent access to major transport routes. It sits just off the A38 and provides quick links to the M6, M42, and Birmingham city centre, which is around 7 miles away.

Nearby railway stations include Water Orton and Coleshill Parkway, offering convenient regional rail access. This strategic location makes it ideal for businesses seeking strong transport connections and proximity to the Midlands 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.

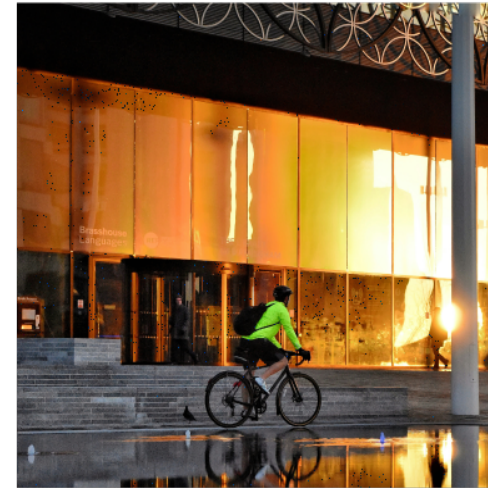
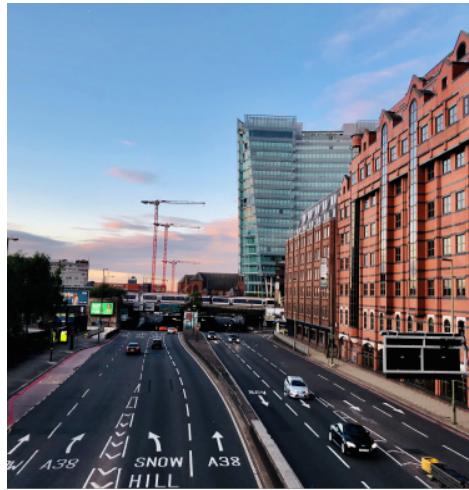
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!



TERMS

The property is available on a new lease, with length to be agreed, at a passing rental of £30,000 per annum (exclusive).

SERVICE CHARGE

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

VAT

All prices quoted are exclusive of VAT, which we understand is/is not payable.

LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

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

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWING

Strictly via the sole agent Siddall Jones.

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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The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 30/10/2025

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