

OFFICE | TO LET

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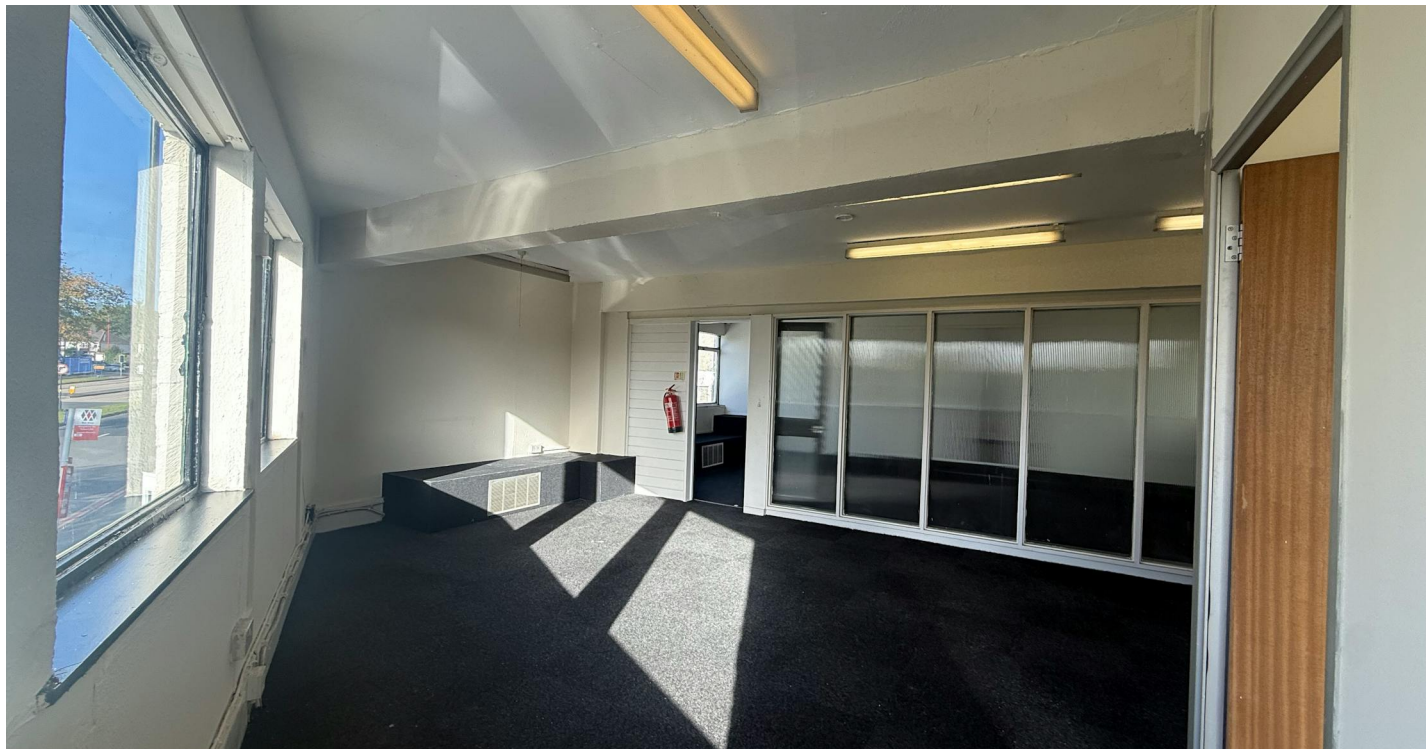
FIRST FLOOR, 670 KINGSBURY ROAD, BIRMINGHAM, B24 9PN

800 SQ FT (74.32 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent First Floor Office Accommodation
Fronting Kingsbury Road, Benefiting from
Excellent Natural Light and Good Road
Connectivity

- Three Separate Office Areas
 - Suitable For Various Office Uses
 - Shared Kitchen Facilities
 - Excellent Transport Links
 - Shared Ground Floor WCs
 - Available By Way Of Sublease
 - First Floor Office Accommodation
 - Prominent Kingsbury Road Frontage
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DESCRIPTION

The property comprises first floor office accommodation within a two storey commercial building, occupying a prominent position fronting Kingsbury Road.

The accommodation is predominantly situated to the front of the building, benefiting from excellent levels of natural light through extensive windows overlooking Kingsbury Road.

Internally, the space is configured to provide two separate office areas, one of which incorporates an additional partitioned office, offering a combination of open plan and private working accommodation.

The offices benefit from carpeted flooring, fluorescent strip lighting, perimeter power sockets and glazed internal partitioning.

A fitted kitchen is located on the first floor, providing worktop space, storage cupboards and sink facilities, which will be available for communal use by both ground and first floor occupiers. WC facilities are located on the ground floor and will similarly be shared.

Externally, the property benefits from off-street car parking facilities, with space for at least two vehicles.

The first floor accommodation is available by way of a sublease from Renterprice, who will retain occupation of the ground floor and adjoining warehouse accommodation.



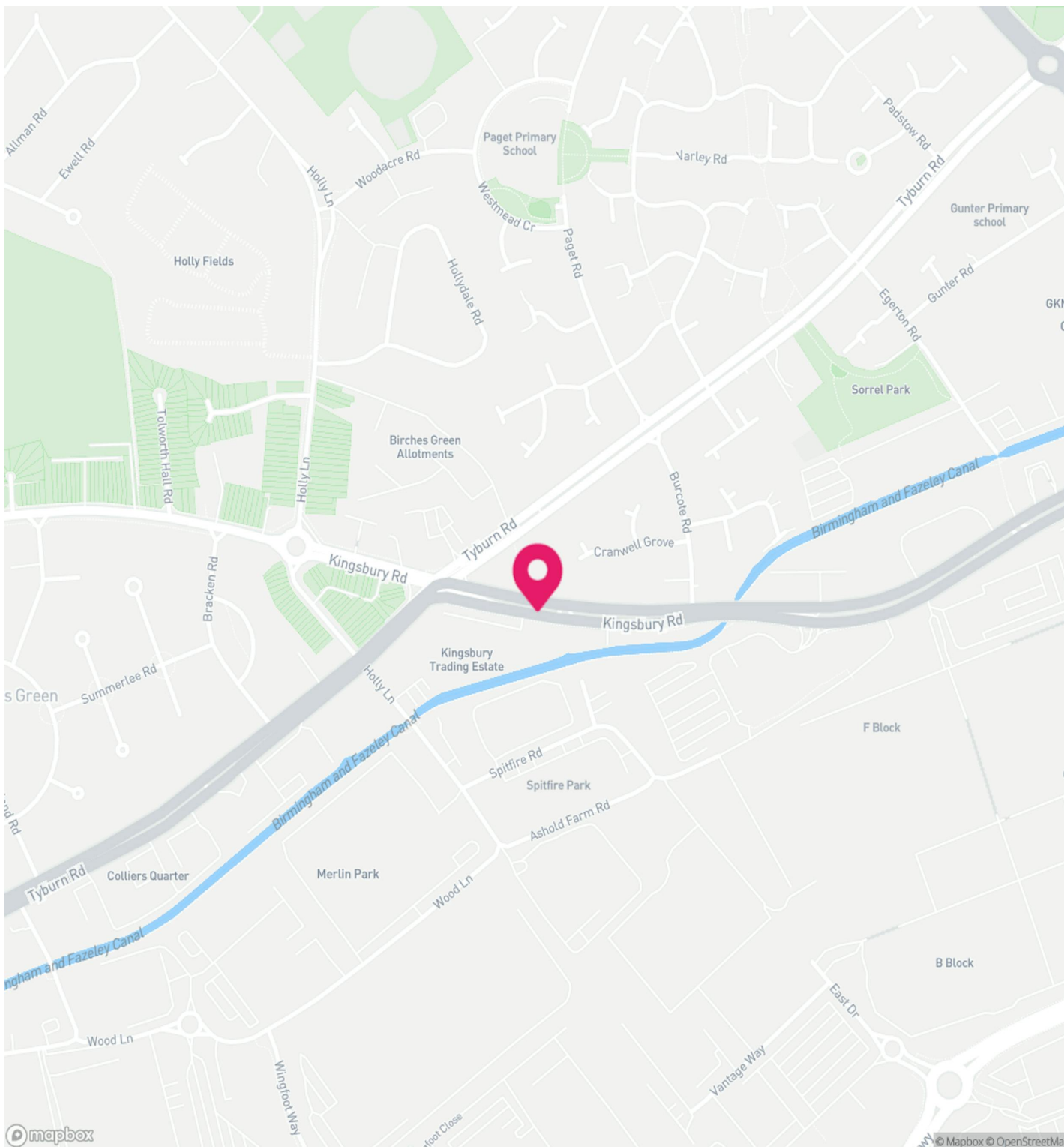
LOCATION

The property occupies a prominent position fronting Kingsbury Road (A38) in Erdington, approximately 5 miles north east of Birmingham City Centre.

Kingsbury Road is an established commercial thoroughfare, accommodating a mixture of industrial, trade counter, retail and office occupiers. Nearby businesses include Lidl, Screwfix, Access Self Storage and Topps Tiles, whilst other major occupiers in the surrounding area include Jaguar Land Rover, TrustFord and Halfords.

The property benefits from excellent road connectivity, with Kingsbury Road providing convenient access to the A452 and wider motorway network, including Junction 5 of the M6 Motorway.

Erdington Town Centre is situated a short distance away, providing a range of shops, amenities and public transport connections, whilst Birmingham City Centre and the surrounding commercial districts are readily accessible.



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.

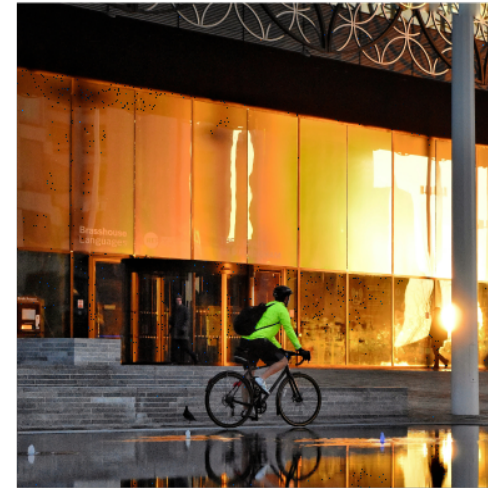
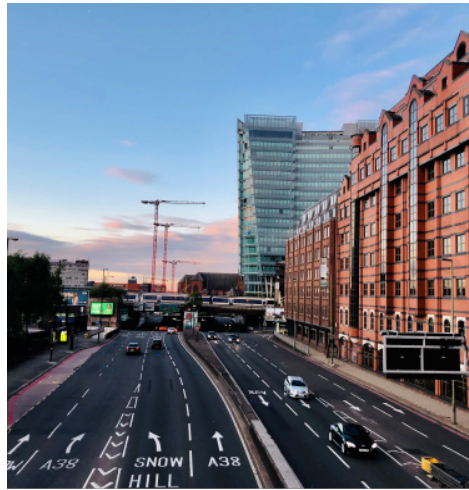
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

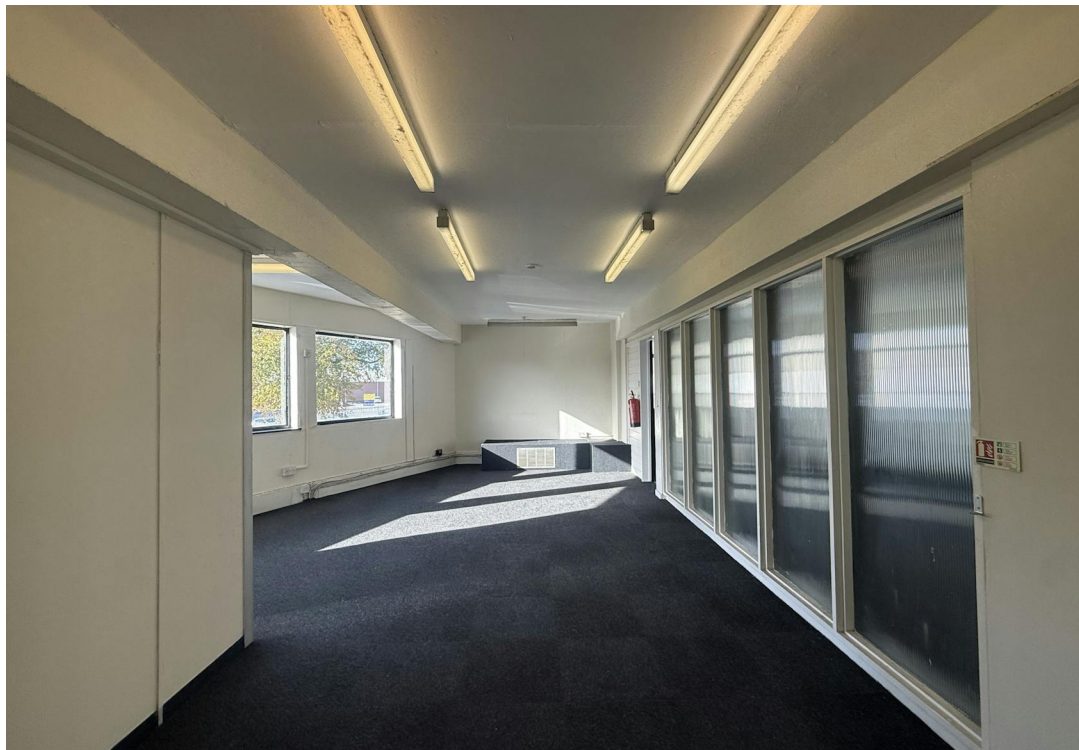
Central location, global reach: A strategic location offers quick train connections:

- 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 £9,000 per annum (exclusive).

UTILITIES

The Head Tenant will remain responsible for the payment of utilities supplied to the building. The First Floor Subtenant will be required to reimburse the Head Tenant for a fair and reasonable proportion of these costs, apportioned according to the space occupied and/or usage, as agreed between the parties.

BUSINESS RATES

TBC

VAT

All prices quoted are exclusive of VAT which is payable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate (EPC) has been obtained and is available upon request from the agent.

AVAILABILITY

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

VIEWING

Strictly via the sole agent Siddall Jones.

LEASE

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

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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sophie@siddalljones.com

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