

HEALTHCARE | TO LET

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MILLENNIUM MEDICAL CENTRE, 121 WEOLEY CASTLE ROAD, BIRMINGHAM, B29
5QD

1,075 TO 2,150 SQ FT (99.87 TO 199.74 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Medical Premises Suitable for a Variety
of Uses and with Large Car Park

- Modern Self Contained Medical Premises
 - Flexible Layout
 - Configured to Provide Fitted Consulting Rooms to the Ground Floor
 - Recently Refurbished
 - Large Car Park
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DESCRIPTION

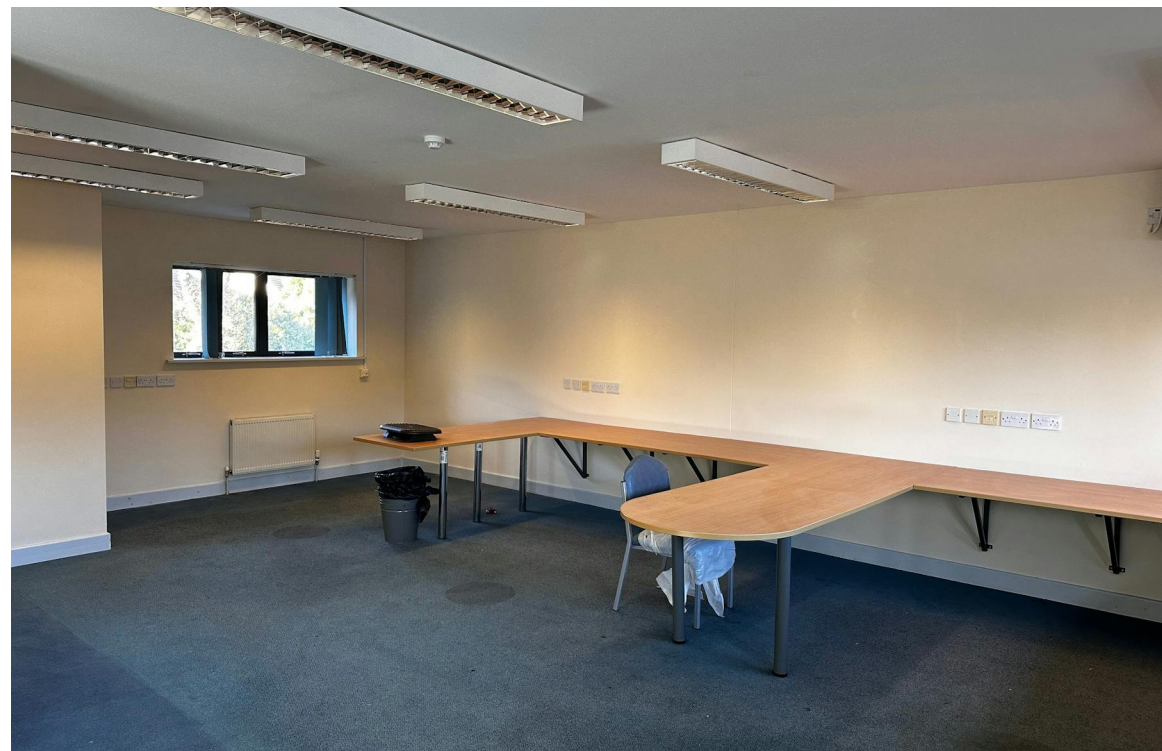
The property comprises part of a medical centre and is constructed from traditional brick construction beneath a pitched tiled roof, arranged over ground and first floors.

Internally, the accommodation provides a welcoming ground floor reception area with a series of consulting rooms, together with ancillary storage and amenity space. A DDA-compliant WC is also provided.

The first floor is accessed via both staircase and lift, and currently offers an open-plan office area suitable for a variety of uses. This space could easily be partitioned to create further consulting rooms or private offices, depending on occupier requirements.

The property benefits from double-glazed windows, LED lighting, emulsion-coated walls, perimeter power and data.

Externally, the premises enjoy a forecourt to the front together with a large car park to the rear, providing generous on-site parking.



LOCATION

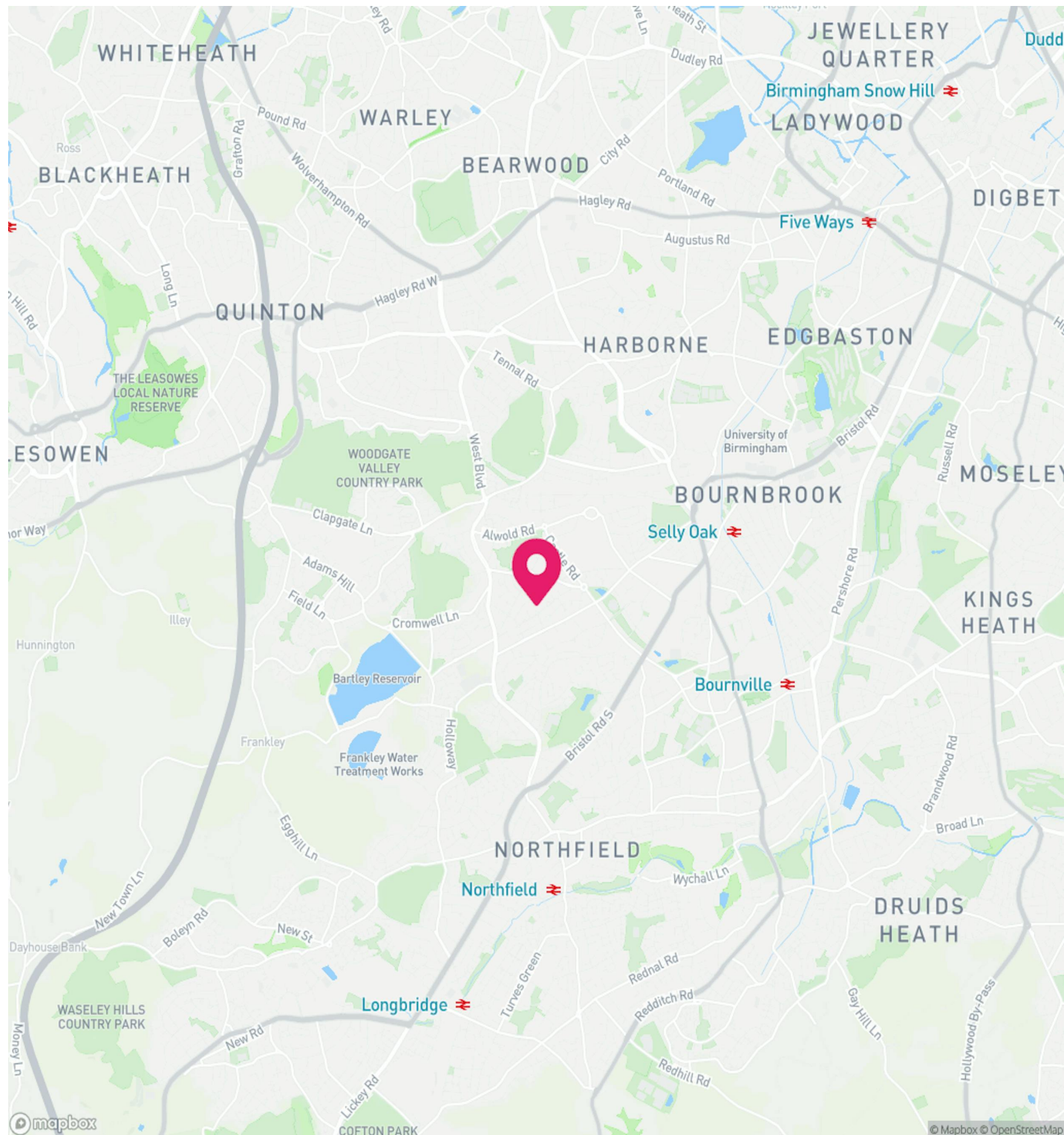
The property is located in Weoley Castle, a popular residential suburb some 4 miles south west of Birmingham City Centre.

The property has a prominent frontage onto Castle Square, a busy roundabout with retail parades on three sides with occupiers including Savers, Card Factory, Heron Foods, Greggs and Betfred.

Public transport links are excellent, with regular bus services running along Weoley Castle Road and nearby routes connecting directly to the city centre, Selly Oak, and Harborne.

The Selly Oak train station is around 1.5 miles away, offering frequent services to Birmingham New Street and beyond.

The location also benefits from good road connectivity via the A38 Bristol Road and A441, providing straightforward routes to the city centre, the M5 motorway, and other key destinations across the West Midlands.





RATEABLE VALUE

£11,750. we understand the property will qualify for Small Business Rates Relief, subject to tenants eligibility

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

£20,000 per annum on a new lease with length and term to be agreed.

POSSESSION

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

EPC

D (88)

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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