

HEALTHCARE, OFFICE | TO LET

[VIEW ONLINE](#)



FAIRWAYS, 475 BORDESLEY GREEN EAST, YARDLEY, BIRMINGHAM, B33 8PP

500 TO 1,000 SQ FT (46.45 TO 92.90 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Self-contained office building with secure car parking

- Floorplates of 500 ft²
 - Self-Contained office space
 - Quoting Rental of £9,500 Per Annum
 - Secure car parking
 - Well-appointed office space with kitchen and wc facilities
-



DESCRIPTION

The subject suite comprises predominantly open plan accommodation situated at first floor level, accessed via a shared entrance, together with integral welfare facilities.

The specification includes carpet covered flooring, painted walls, double glazed windows and central heating.

The property forms part of a multi-occupied building, with other suites occupied by a Physiotherapy Practice and Care Provision company.

Externally, the property benefits from access to a secure outdoor area with car parking beyond.

2 x car parking spaces will be included within the lease.



LOCATION

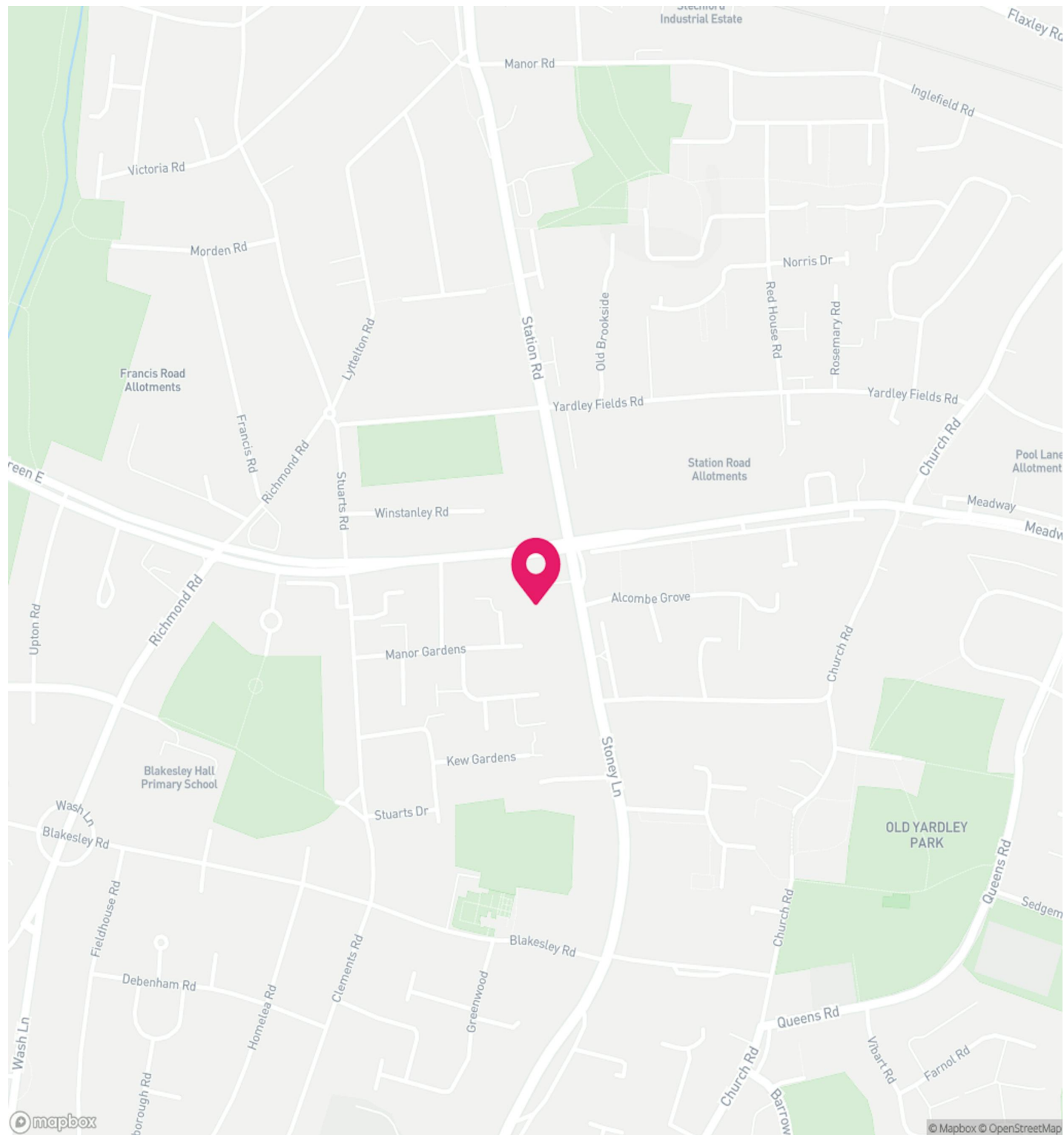
/// LEGS.STIR.LIMP

The property is predominately situated on Bordesley Green East in the Yardley area of Birmingham.

The building is situated at the crossroads where the B4128 Bordesley Green East meets the A4040 Station Road.

Access to the building is via a private driveway off Station Road leading to a rear car park.

The immediate area is well served by public transport with regular bus services nearby and being within close proximity to Stechford train station.





AVAILABILITY

Name	sq ft	sq m	Availability
1st - Office One	500	46.45	Available
1st - Office Two	500	46.45	Available
Total	1,000	92.90	

SERVICES

The unit benefits from all mains services.

Electricity and gas usage is recharged on a monthly basis.

BUSINESS RATES

Small business rates exemption applies, 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

£9,500 - £19,000 per annum

POSSESSION

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

EPC

D (80)

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



Ryan Lynch

0121 638 0500
ryan@siddalljones.com



Scott Rawlings

0121 638 0500
scott@siddalljones.com



Sophie Froggatt

0121 638 0500
sophie@siddalljones.com

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



[SIDDALLJONES.COM](https://www.siddalljones.com)