

OFFICE | TO LET

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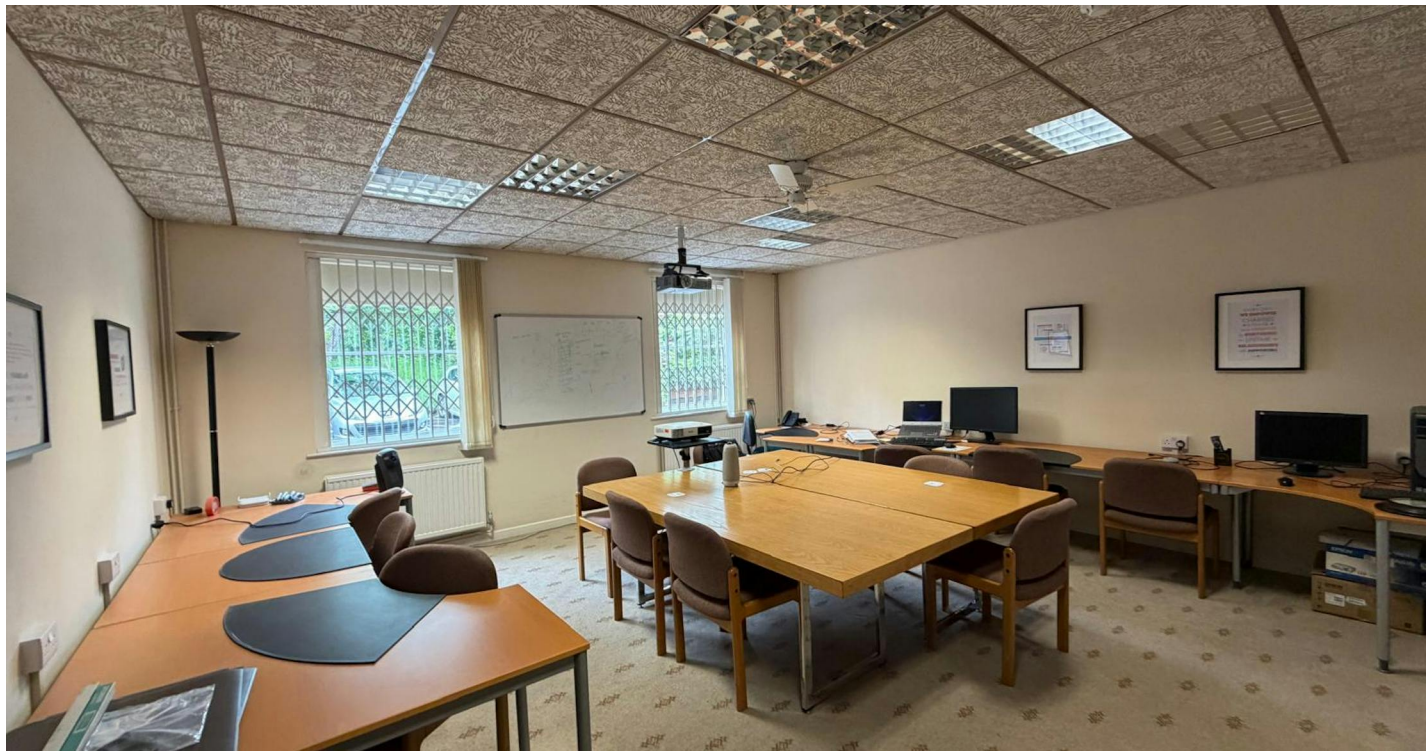
PATRICK HOUSE, LAKESIDE BUSINESS CENTRE, BIRMINGHAM, B30 3NU

2,820 SQ FT (261.99 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Ground Floor Office Suite Situated on the Established Lakeside Business Centre, Kings Norton

- Ground Floor Office Suite
- Separate Studio and Boardroom Space
- Exceptional Position Overlooking The Lake
- Low Rental and Flexible Terms
- Ample Car Parking Available



DESCRIPTION

The property comprises a self-contained ground floor office suite within Patrick House. The accommodation provides a versatile mix of open plan & cellular office space arranged across two principal wings.

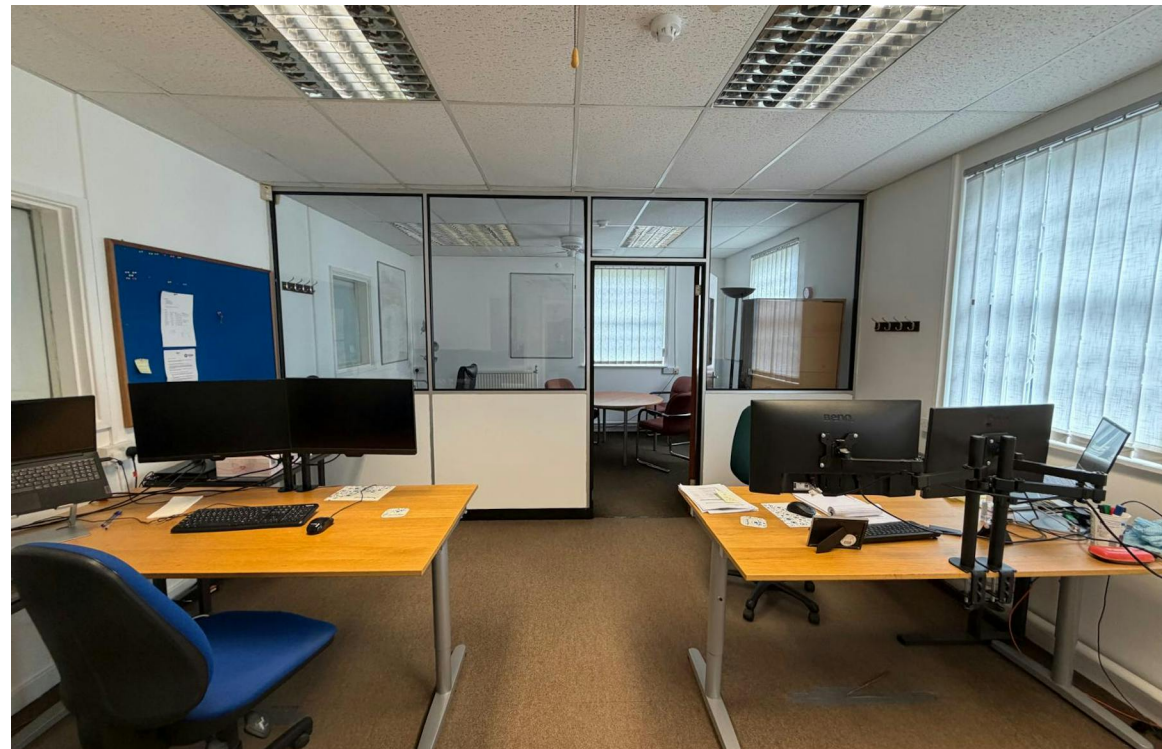
The right-hand wing is configured around a central corridor with private offices and meeting rooms, alongside staff welfare facilities including a kitchenette, WC facilities, & a storeroom.

The opposing wing provides a large open plan office currently used as a studio, together with a substantial boardroom. Additional WC facilities are located off the reception area. The suite benefits from attractive lake views to the front, creating a pleasant working environment with excellent natural light throughout.

Specification

- Suspended ceilings with inset fluorescent lighting
- Carpeted floors throughout
- Painted plaster/emulsion coated walls
- Central heating system
- Perimeter power and data cabling
- Mix of open plan and cellular accommodation
- Kitchenette and multiple WC facilities
- Reception area with additional welfare provision

The suite provides a flexible and well-balanced floorplate suitable for a range of occupiers. The current layout combines open plan workspace with individual offices & meeting rooms.



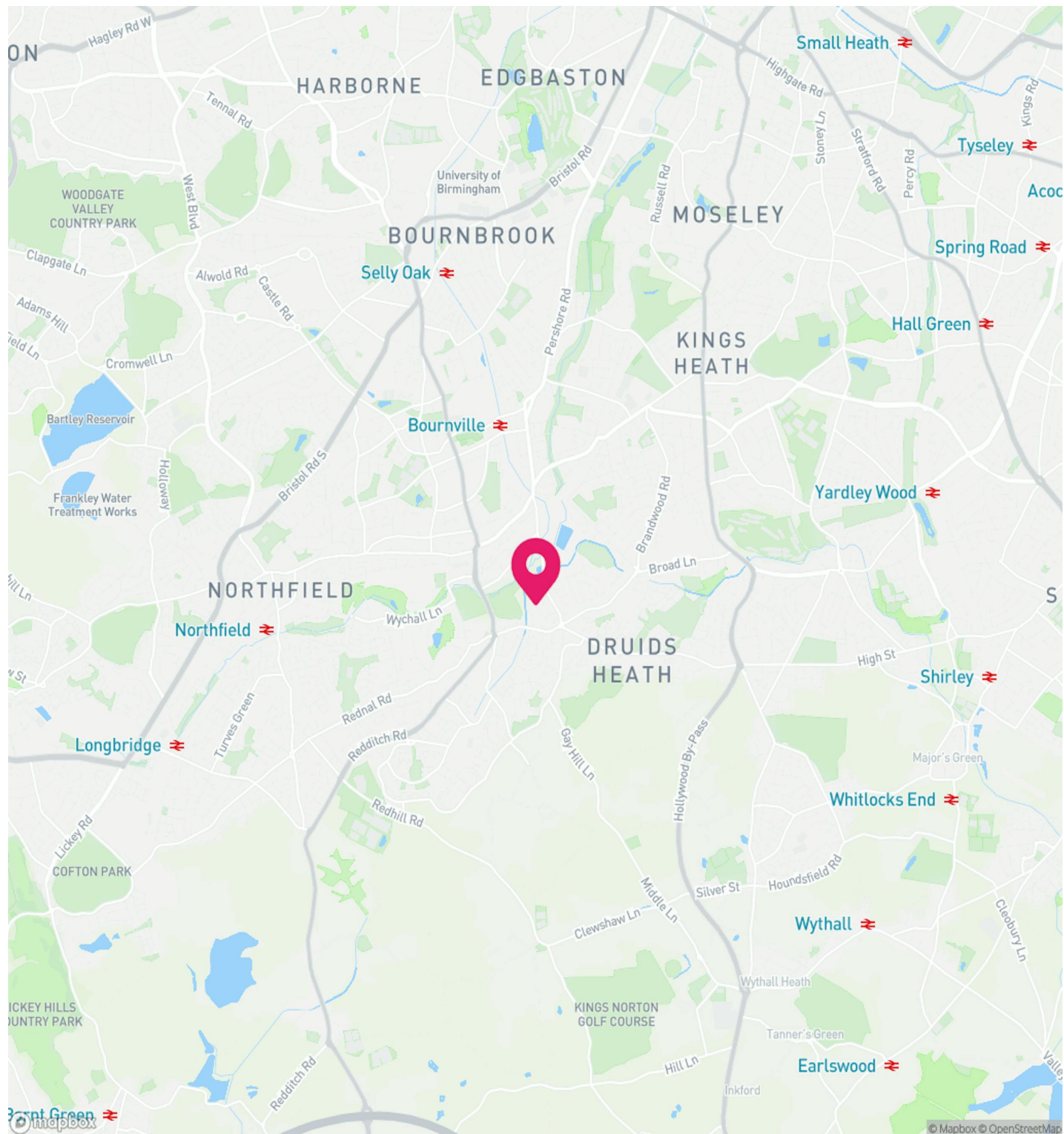
LOCATION

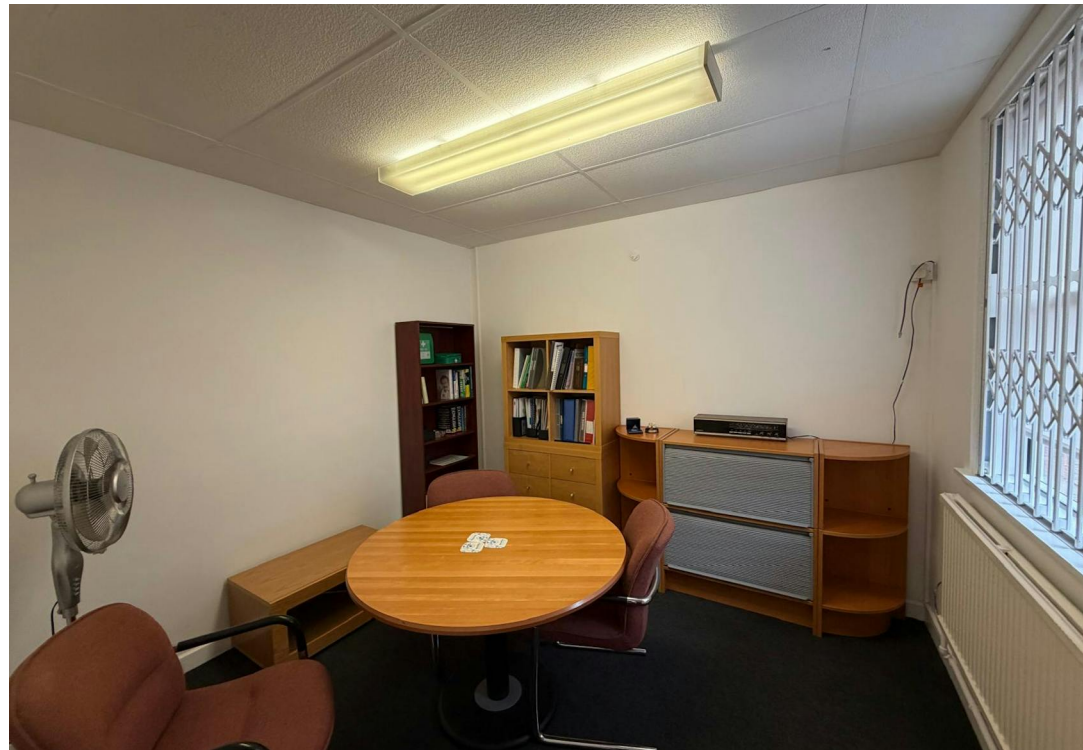
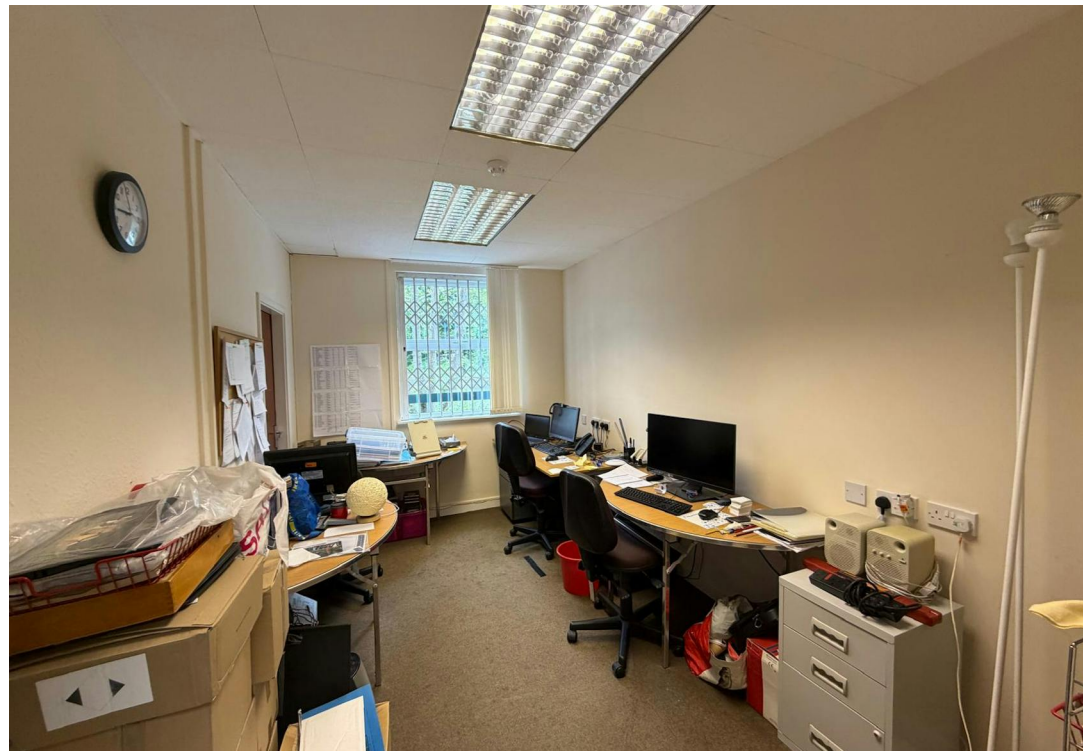
Lakeside Business Centre is situated off Lifford Lane, within the established commercial area of Kings Norton, approximately 6 miles south of Birmingham City Centre.

The property benefits from excellent connectivity:

- Immediate access to the A441 (Pershore Road South), providing a direct route into Birmingham City Centre
- Close proximity to the A38 and A435, linking to the wider regional road network
- Approximately 6 miles from Junction 2 of the M42 and within easy reach of the M5 and M40 motorways
- Kings Norton Railway Station is located nearby, offering regular services to Birmingham New Street and beyond
- Well-served by local bus routes providing access to surrounding residential and commercial areas

The surrounding area comprises a mix of established business parks, industrial estates, and local amenities, with Kings Norton, Northfield and Stirchley all within close proximity.





CAR PARKING

The property has allocated car parking for 9x vehicles with additional spaces available via separate negotiation.

UTILITIES

The suite is separately sub metered for gas and electric and recharged by the landlord on usage.

SERVICES

We understand all mains services are available to the property.

RATEABLE VALUE

£21,000. Based on April 2026 valuation

VAT

Applicable

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

£30,000 per annum on a new lease with length and terms to be agreed.

POSSESSION

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

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



Edward Siddall-Jones

0121 638 0500
edward@siddalljones.com



Sophie Froggatt

0121 638 0500
sophie@siddalljones.com

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