OFFICE | TO LET

VIEW ONLINE



GROUND FLOOR AT 199 TYBURN ROAD, ERDINGTON, BIRMINGHAM, B24 8NB

1,000 SQ FT (92.90 SQ M)

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COMMERCIAL PROPERTY CONSULTANCY

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Open Plan Ground Floor Office with Car Parking fronting Tyburn Road in Erdington

- Double Glazed Windows
- Excellent Natural Light
- Central Heating
- Suspended Ceilings with Inset Lighting
- Perimeter Trunking with Data & Power
- Kitchenette & W/C to Each Floor





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DESCRIPTION

The property comprises a substantial building fronting the Tyburn Road.

The office accommodation is entered off the Tyburn Road via a pedestrian entrance leading into a large open plan lobby area.

The ground floor office benefits from:

- Male and female WCs
- Kitchenette
- Suspended ceilings with inset lighting
- Perimeter trunking with data and power
- Central heating – with independent boiler and thermostat on each floor
- Double glazed windows

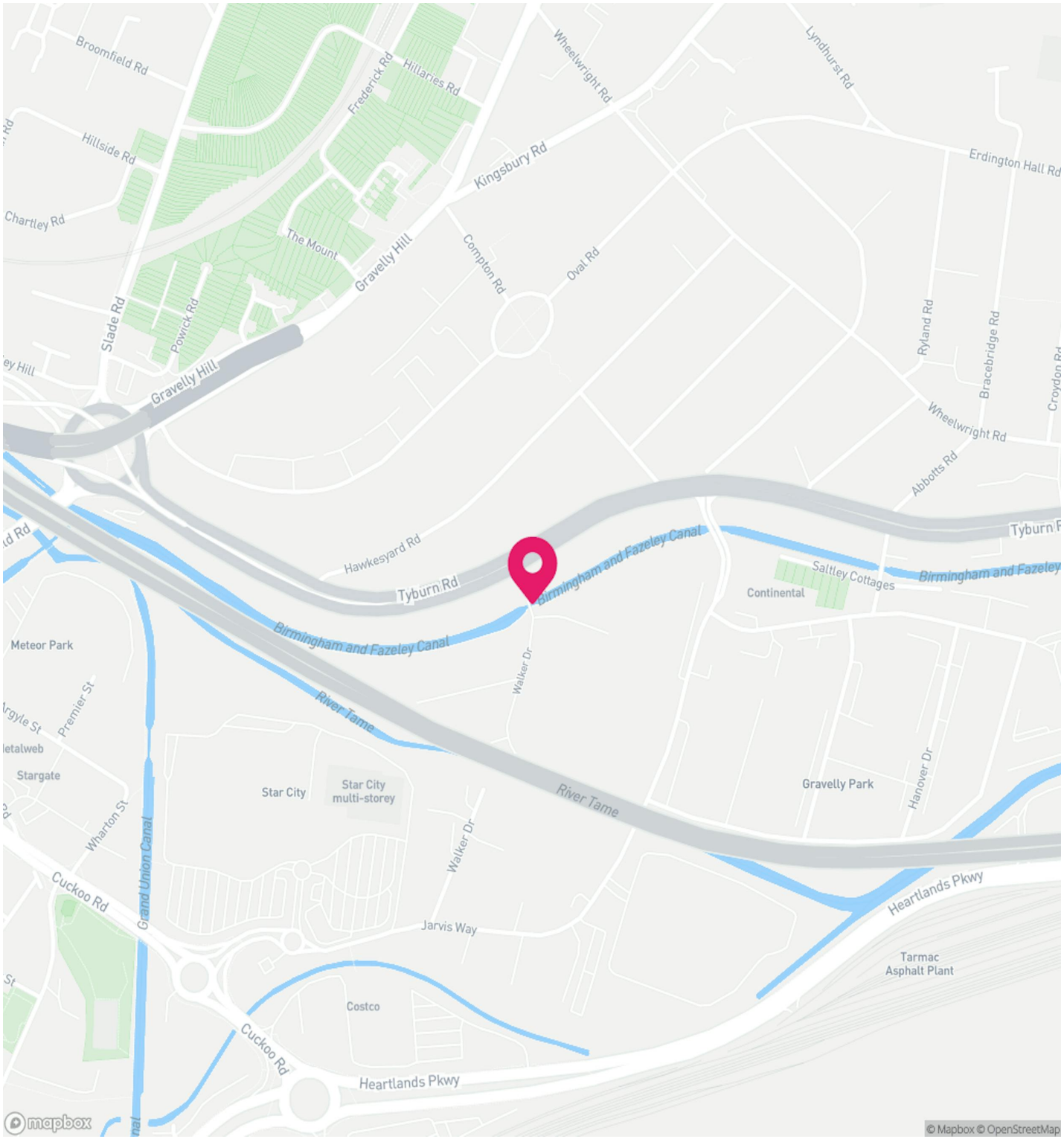




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LOCATION

The property is predominately situated occupying a large frontage to the A38 Tyburn Road in Erdington, only 5 miles south of Birmingham City Centre and within close proximity to J6 of the M6 Motorway at (Spaghetti Junction) allowing for convenient access to the national motorway network.







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SERVICE CHARGE

A small service charge is levied in respect of maintenance and upkeep of communal areas. We understand this to be circa £48.00 per calendar month (exclusive).

VAT

All prices quoted are exclusive of VAT, which we understand is payable.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate available upon request from the agent.

SERVICES

It is understood that all mains electric, water and drainage are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

AVAILABILITY

The properties are immediately available, subject to the completion of legal formalities.

LEASE

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

RENT

£10,000 per annum

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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