

OFFICE, TRADE COUNTER | TO LET

[VIEW ONLINE](#)



14 JAMES ROAD, TYSELEY, BIRMINGHAM, B11 2BA

1,550 SQ FT (144 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Trade Counter with First Floor Office
Space and Car Parking

- WC and Kitchen Facilities
 - Open Plan Ground Floor
 - Three Phase Electricity
 - LED Strip Lighting
 - Double Glazed Windows
 - 3x Car Parking
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DESCRIPTION

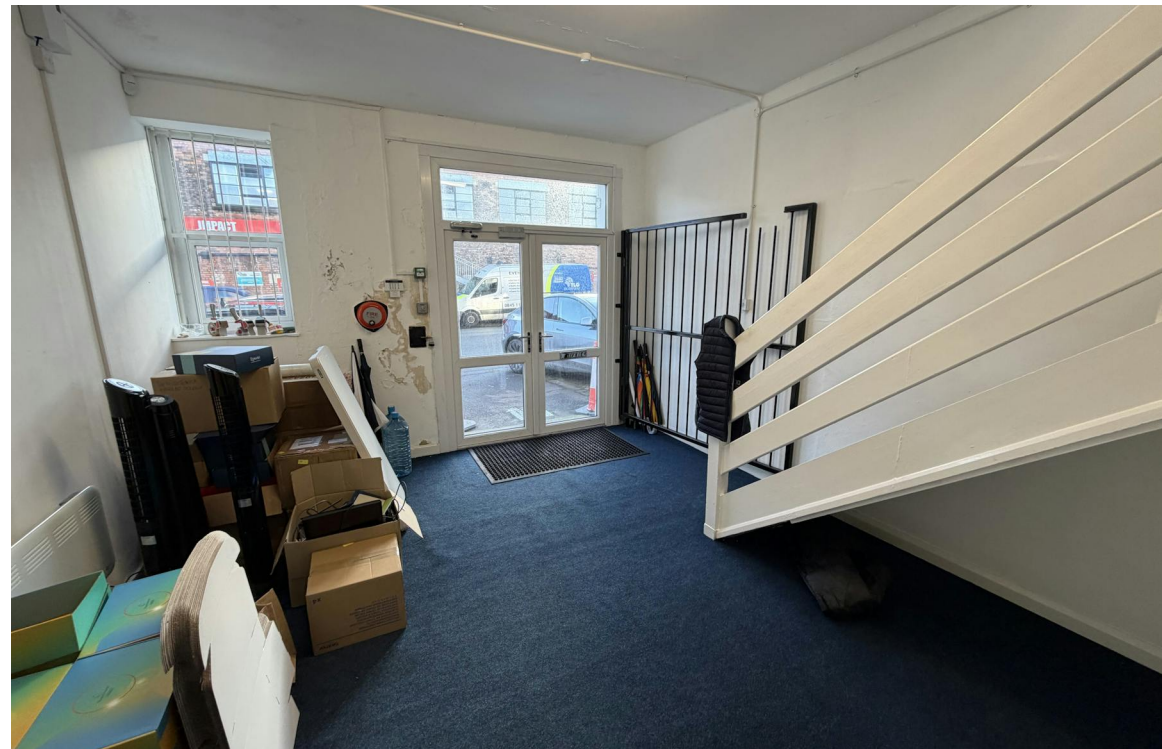
The property comprises a part single, part two-storey midterraced building of traditional masonry construction with flat felted roofs over.

The premises are set behind forecourt parking and provide predominantly open plan accommodation on the ground floor with WC and kitchen facilities.

The first floor provides more cellular office space, which can be easily reconfigured to suit the occupier.

Further benefits include three phase electricity, double glazed windows to both elevations, LED strip lighting and emulsion coated walls.

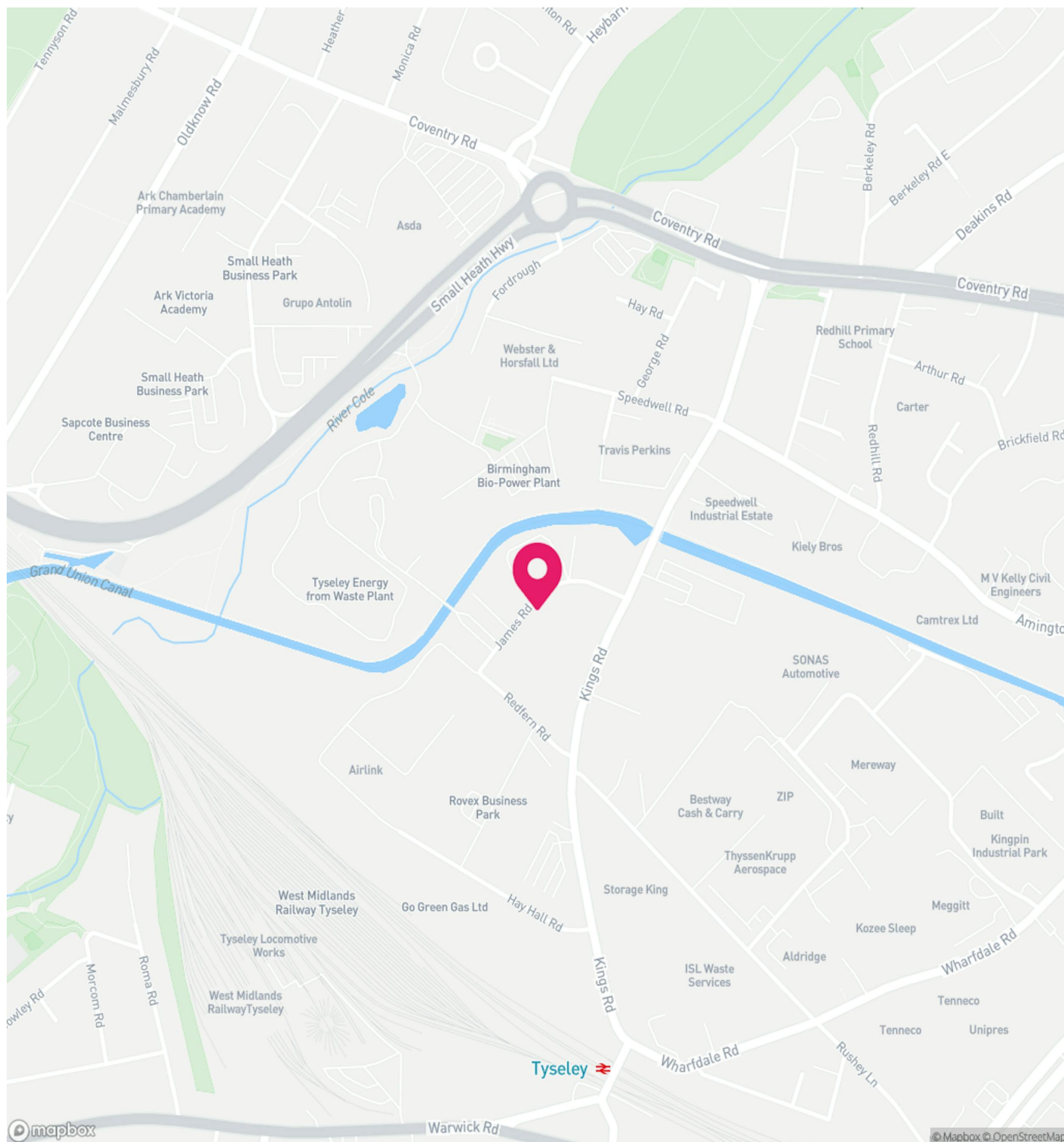
Three forecourt car parking spaces are available immediately to the fore. Additional on-street parking is provided close by.



LOCATION

James Road is situated off Kings Road in Tyseley, only 4 miles south east of Birmingham City Centre with Birmingham International Airport and NEC approximately 5 miles via the A45 Coventry Road.

National motorway connections via dual carriageway provide convenient access to the M42 Junction 6 (4.5 miles), the M6 Junction 5 (5.5 miles) and the M40 (10 Miles). Commuter rail services to Birmingham New Street Station via Tyseley Station are only half a mile from the subject development.



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.

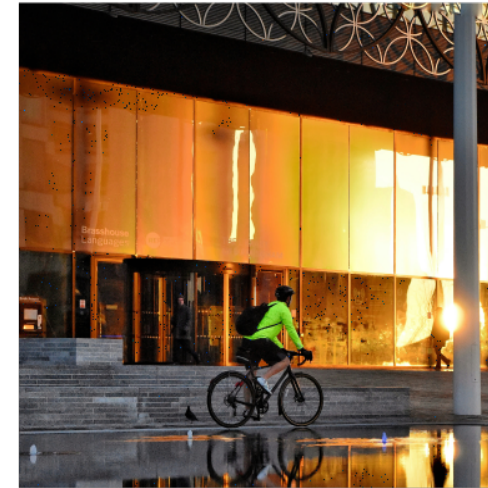
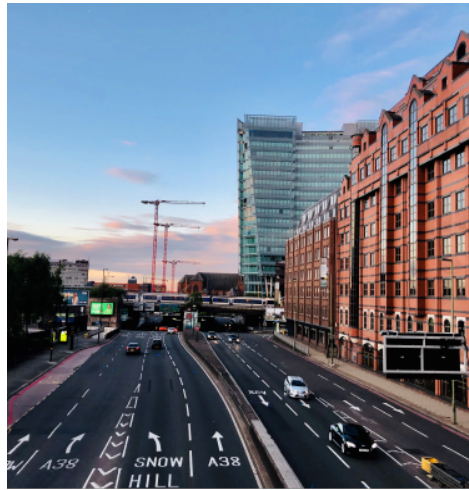
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!





PLANNING PERMISSION

The property currently has planning permission granted under B2 (General Industrial).

The property may be suitable for alternative uses, subject to the proper planning permission being sought.

SERVICES

The property benefits from mains electricity and water. The building benefits from an incoming gas main but the meter has never been installed.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

SERVICE CHARGE

A small service charge is levied in respect of maintenance and upkeep of communal areas.

LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

VAT

Not applicable

LEASE

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

RENT

£14,500 per annum

EPC

C

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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