

D1 (NON RESIDENTIAL INSTITUTIONS), OFFICE, RETAIL | TO LET

[VIEW ONLINE](#)



43-45 WASHWOOD HEATH ROAD, SALTLEY, BIRMINGHAM, B8 1RS

3,891 SQ FT (361.49 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Former Nursery Premises Offering Flexible Commercial Accommodation With External Garden, Dual Access And Excellent Road Links

- Prominent Roadside Position
- Former Day Nursery Premises
- Ground & First Floor Accommodation
- Secure External Garden Area
- Front & Rear Pedestrian Access
- Kitchen & W/C Facilities
- Gas Central Heating
- Suitable For A Variety Of Uses (STP)



DESCRIPTION

The property comprises a substantial former day nursery offering versatile accommodation suitable for a variety of educational, childcare, community, office or alternative commercial uses (subject to the necessary planning consents).

The accommodation is arranged predominantly over the ground floor, with additional office and ancillary accommodation situated at first floor level, providing a flexible layout capable of accommodating a range of occupier requirements. The property benefits from extensive open plan teaching/play areas together with a number of private offices, meeting rooms, stores and ancillary accommodation.

Internally, the property is fitted to a good specification incorporating suspended ceilings with recessed LED lighting, gas fired central heating, predominantly carpet covered flooring with tiled and vinyl finishes in selected areas, together with kitchen and W/C facilities.

Externally, the property benefits from secure pedestrian access to both the front and rear, together with an enclosed outdoor garden/play area.

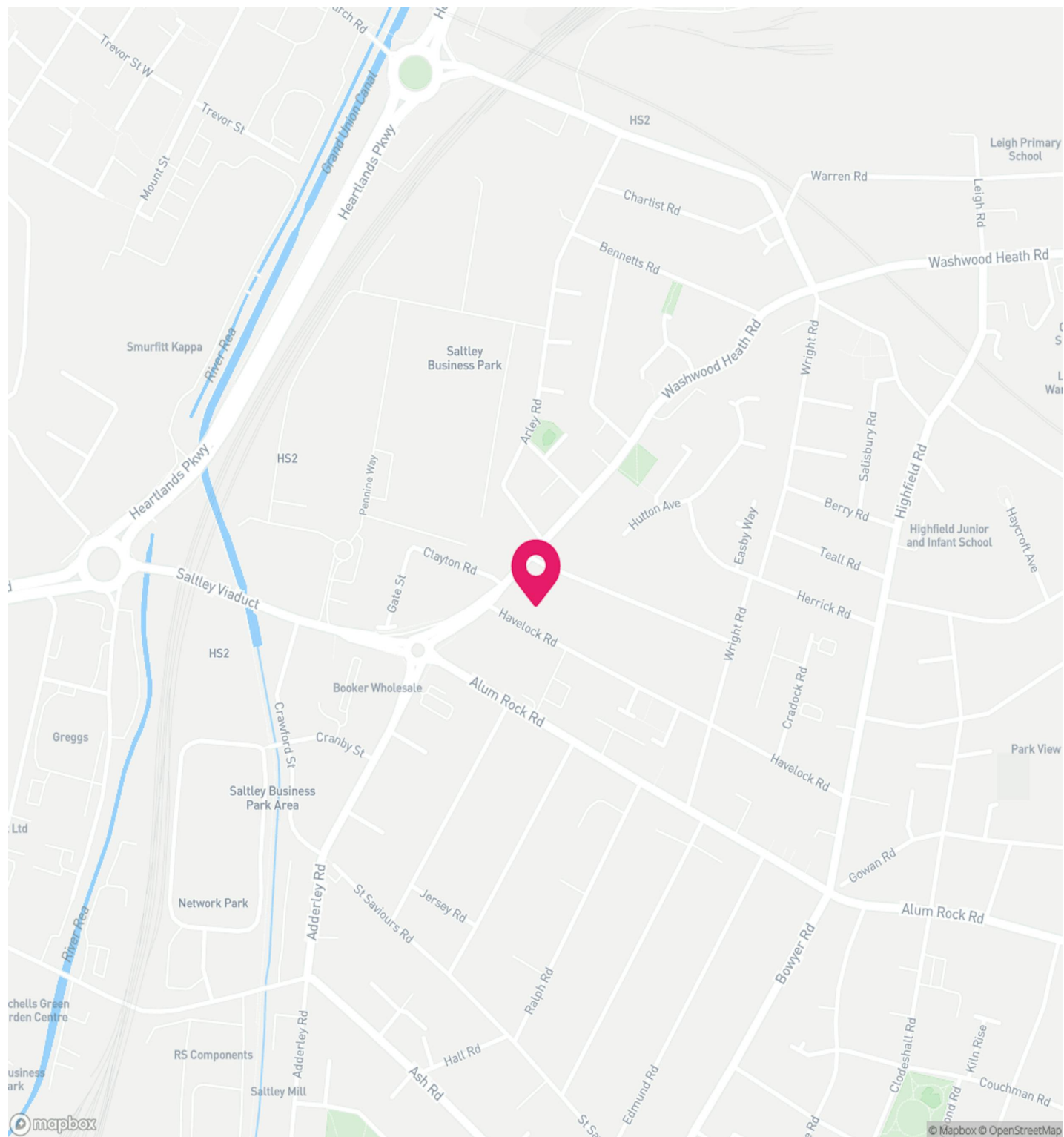
Occupying a highly prominent corner position with extensive frontage onto Washwood Heath Road, the property offers excellent visibility and signage opportunities, making it suitable for occupiers seeking a strong roadside presence.



LOCATION

The property occupies a prominent position fronting the B4114 Washwood Heath Road, close to its junction with Alum Rock Road and the Saltley Viaduct. The location benefits from excellent connectivity, providing direct access to Heartlands Parkway (A47), Dartmouth Middleway and the A38(M) Aston Expressway, which in turn links directly to Junction 6 of the M6 Motorway (Spaghetti Junction).

The property is situated approximately 3 miles east of Birmingham City Centre and benefits from excellent public transport links, with regular bus services operating along Washwood Heath Road and nearby rail connections available from Adderley Park and Duddeston Stations. The surrounding area comprises a mix of residential neighbourhoods and established commercial occupiers, making it a well connected and accessible location for a variety of uses.



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.

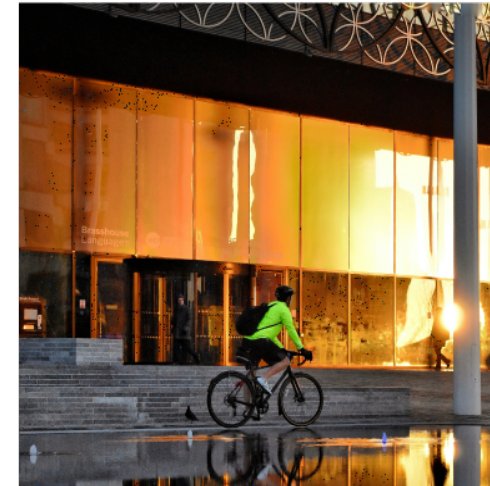
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

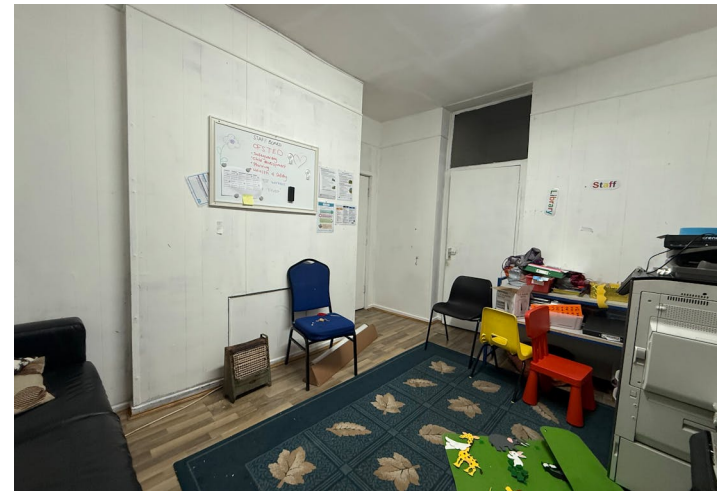
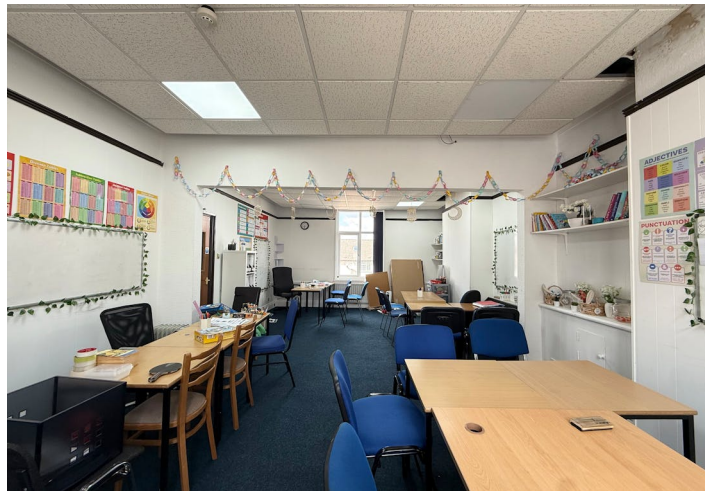
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

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!



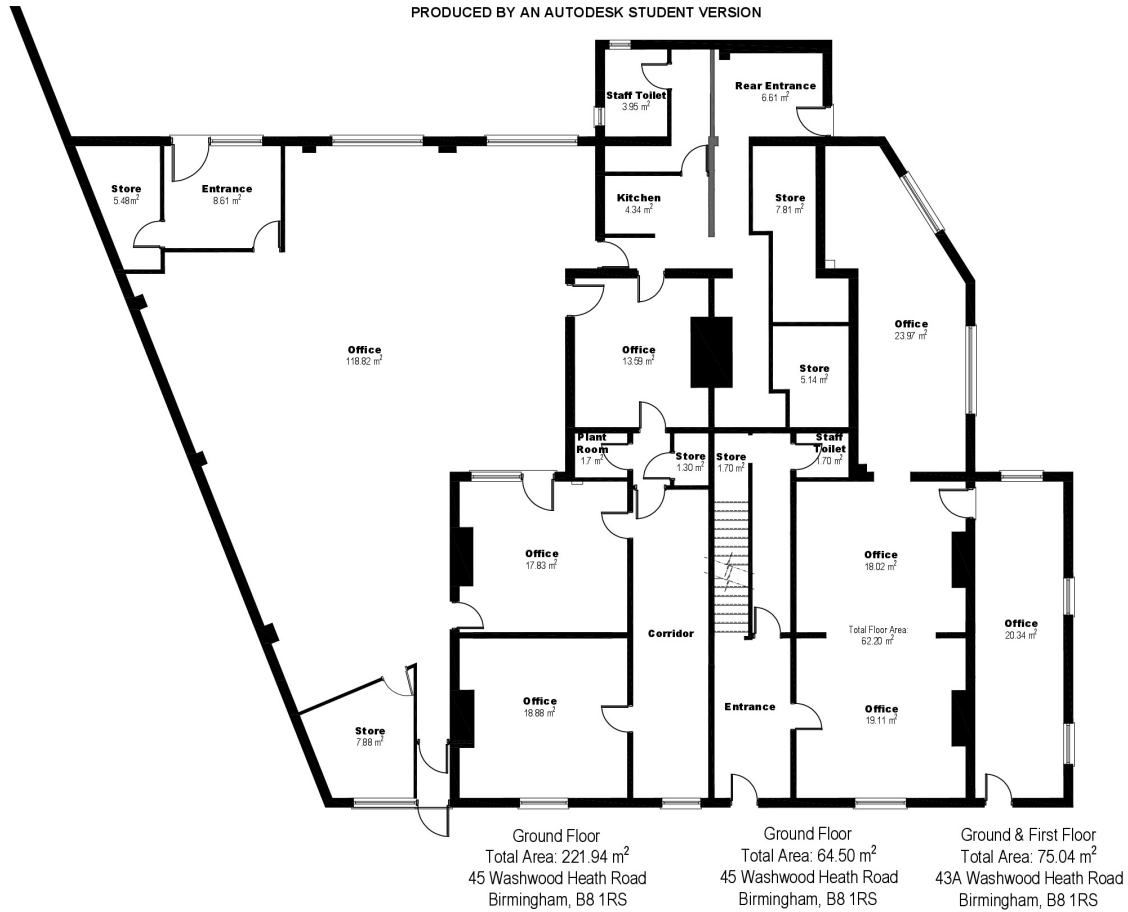




43 & 45 WASHWOOD HEATH GROU...

PRODUCED BY AN AUTODESK STUDENT VERSION

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TERMS

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

SERVICE CHARGE

A service charge is payable for the upkeep and maintenance of communal areas.

VAT

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

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

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

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWING

Strictly via the sole agent Siddall Jones.

RENT

£38,910 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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[SIDDALLJONES.COM](https://www.siddalljones.com)