

MIXED USE, OFFICE | TO LET / FOR SALE

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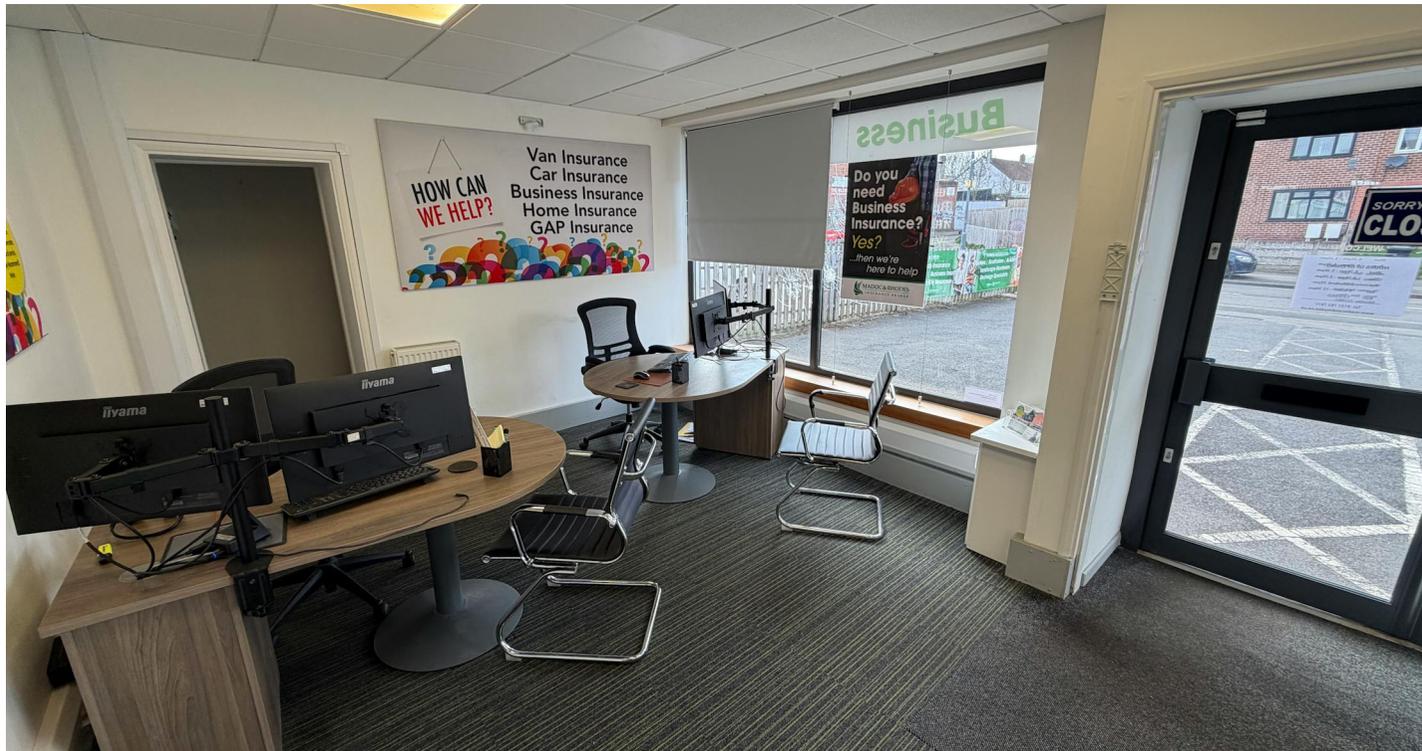
151 LEA VILLAGE, LEA VILLAGE, BIRMINGHAM, B33 9SJ

1,746 SQ FT (162.21 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Detached two-storey office building well suited to a range of professional occupiers

- NIA 1,746 ft²
- Quoting Rental £22,500 PA
- Freehold available at Offers Over £275,000
- Forecourt parking for multiple vehicles
- Ideal for a range of professional services
- May suit for conversion to residential (STP)



DESCRIPTION

The property comprises a detached building of traditional masonry construction, surmounted by a pitched tiled roof.

The premises provide two-storey office / retail accommodation, offering well-appointed open plan space to the ground floor, benefiting from a glazed frontage and pedestrian access door. To the rear, a single-storey extension provides additional breakout / ancillary accommodation, together with kitchen and WC facilities.

An internal stairwell provides access to the first floor, which offers four cellular offices together with additional WC facilities.

Externally, the property benefits from a small fenced rear garden and a generous forecourt providing parking for multiple vehicles.



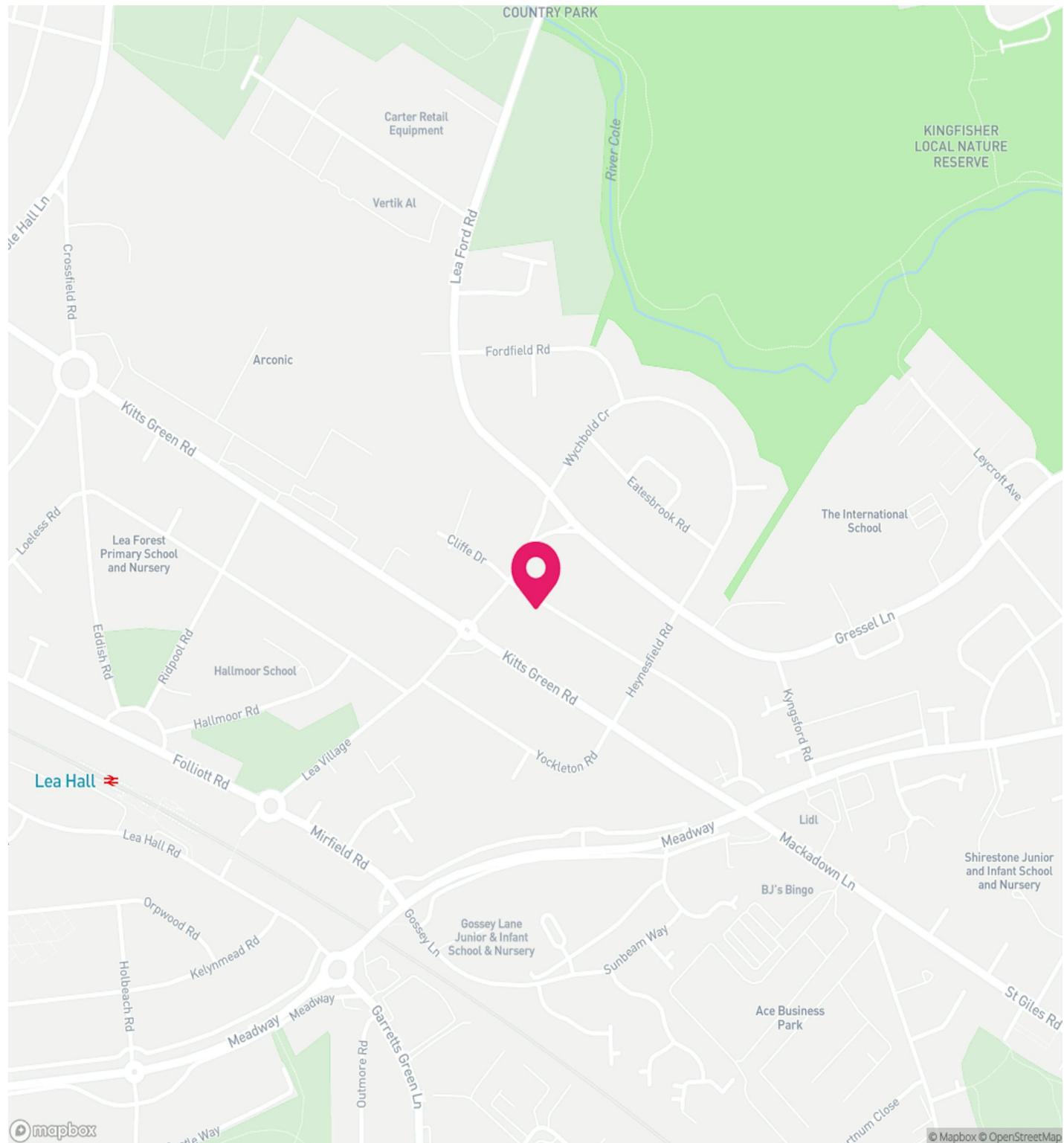
LOCATION

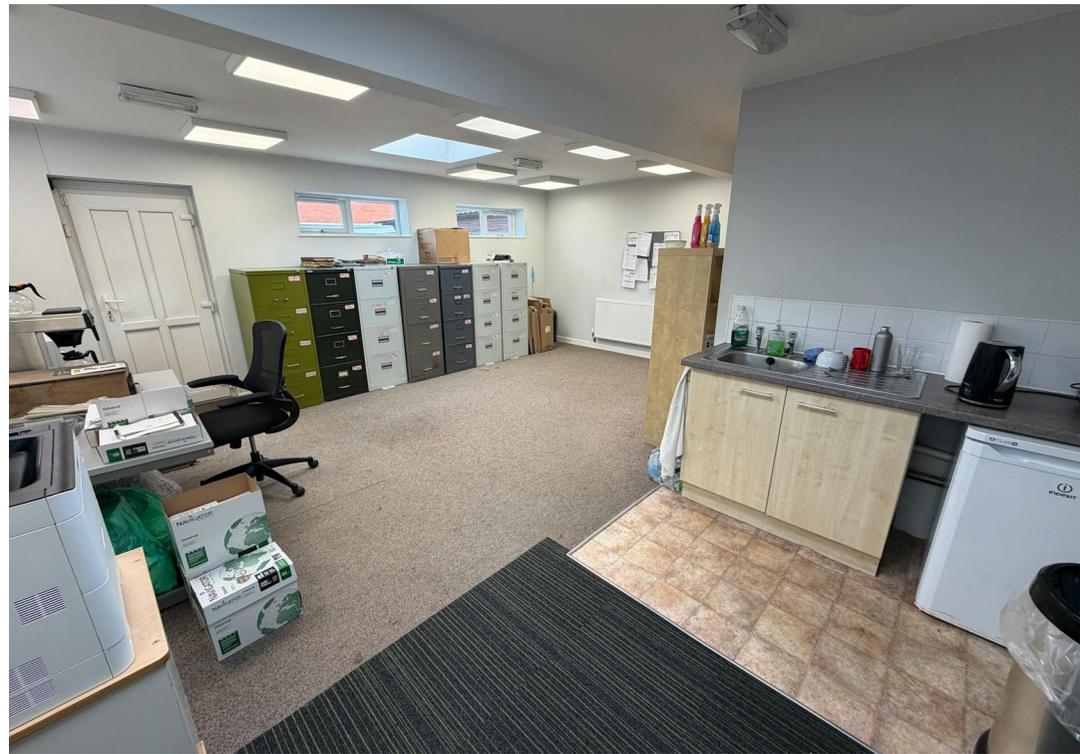
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The property is located on Lea Village, within the established Lea Hall area of Birmingham, approximately 6 miles east of Birmingham City Centre.

The location benefits from good access to the regional road network, with the A45 Coventry Road situated nearby providing direct access to Birmingham City Centre to the west and Birmingham Airport and the NEC to the east, both located approximately 4 miles away.

The M42 motorway is readily accessible via Junction 6, located approximately 4 miles to the east, providing access to the wider national motorway network including the M6 and M40.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Office	1,201	111.58	Available
1st - Office	545	50.63	Available
Total	1,746	162.21	

SERVICES

We understand that the premises benefit from all mains services.

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

RATEABLE VALUE

The premises benefit from small business rates exemption, subject to occupier 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

£22,500 per annum

PRICE

Offers in excess of £275,000

POSSESSION

Available June 2026

EPC

E (106)

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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